

LOT 1 HILLSIDE S/D EX BEG SW COR  
FOR POB, RUN N 845.03 FT, E 150  
W 150 FT TO POB.

NJC FLORIDA MOTEL LLC  
2609 ARNO DR  
OAKDALE, PA 15071

2026

30-4S-17-08904-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Fixtures		48	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		16	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	3900 HOTELS/MOTELS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,920	100	
CAN	1,230	30	
TOTALS	6,150		
TOTALS		5,289	181,888

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOTEL	0%	- 2026									Heated Area: 4920 HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/12/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/12/2026	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	267,068			
TOTAL MARKET OB/XF VALUE	13,000			
TOTAL LAND VALUE - MARKET	293,024			
TOTAL MARKET VALUE	573,092			
SOH/AGL Deduction	0			
ASSESSED VALUE	573,092			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	573,092			
TOTAL JUST VALUE	573,092			
NCON VALUE	10,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	246,799			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/319	8/28/2025	WD	U	I	35	1,200,000
GRANTOR: COSAC HOMELESS ASSIST						
GRANTEE: NJC FLORIDA MOTEL L						
1368/2049	9/13/2018	WD	U	I	17	260,000
GRANTOR: NEHAL INVESTMENTS INC						
GRANTEE: COSAC HOMELESS ASSI						

EXTRA FEATURES														4427 SW STATE ROAD 47 , LAKE CITY			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	10,000	
TOTAL OB/XF 13,000																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W205 S24 CAN= S6 E205 N6 W205\$ E205 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF 13,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3900	C	MOTEL	0		A-1	0.00	0.00	69,696.00	SF		1.00	1.00	0.80	5.00	4.00	278,784							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.78	AC		1.00	1.00	0.80	10,000.00	8,000.00	14,240							

