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

2027

30-4S-17-08904-000

BUILDING CHARACTERISTICS

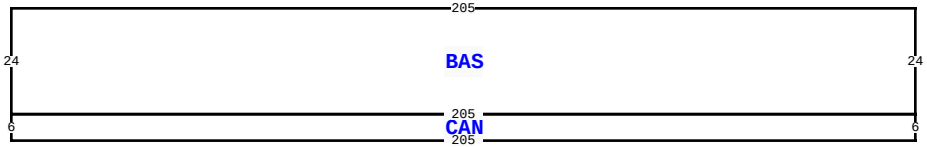
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,920	100		4,920	169,199
CAN	1,230	30		369	12,690
TOTALS	6,150			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
4600	07	5,289	116.5758	68.78	363,777	1971	1971	0	0	0	50.00	50.00

1 MOTEL 0% - 2026 Heated Area: 4920 HX Base Yr



4427 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,092

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W205 S24 CAN= S6 E205 N6 W205$ E205 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/26/2026 BY TP Total Acres: 2.78 Total Land Value: 293,024 Market: 0 Agricultural: 0 Common: 293,024 PRINTED 11/16/2026 BY SYS

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

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2609 ARNO DR
OAKDALE, PA 15071

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30-4S-17-08904-000

BUILDING CHARACTERISTICS

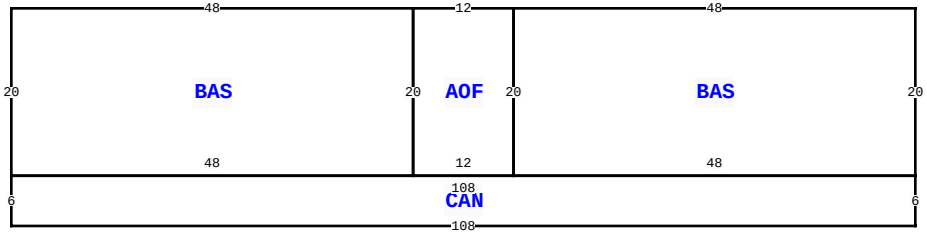
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Fixtures		24 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	110		264	9,457
BAS	960	100		960	34,387
BAS	960	100		960	34,387
CAN	648	30		194	6,949
TOTALS	2,808			2,378	85,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	2,378	121.4220	71.64	170,360	1972	1972	0	0	0	50.00	50.00

2 MOTEL 0% - 2026 Heated Area: 2160 HX Base Yr



4427 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE	573,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,092

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GRANTEE: NJC FLORIDA MOTEL L						
1368/2049	9/13/2018	WD	U	I	17	260,000
GRANTOR: NEHAL INVESTMENTS INC						
GRANTEE: COSAC HOMELESS ASSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 AOF= W12 BAS= W48 S20 CAN= S6 E108 N6 W108$ E48N20$ S20 E12 N20$ S20 E48 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/26/2026 BY TP Total Acres: 2.78 Total Land Value: 293,024 Market: 0 Agricultural: 0 Common: 293,024 PRINTED 11/16/2026 BY SYS