

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

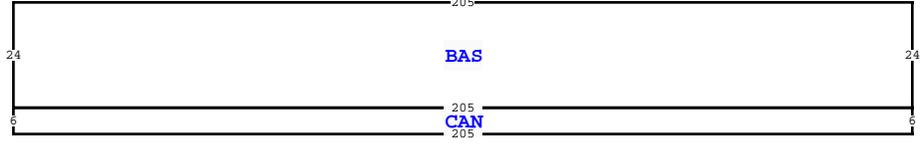
2026

30-4S-17-08904-000



BUILDING CHARACTERISTICS	
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	0 100
Units	0 100
Condition Adj	03 03 100

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	



Quality	03 03				
DOR CODE	7500NON-PROFIT / ORPHANA				
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	154,857
CAN	1,230	30		369	11,615
TOTALS	6,150			5,289	166,472

4427 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES																	
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	

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	43,560.00	SF		1.00	1.00	1.00	2.25	2.25	98,010							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.38	AC		1.00	1.00	0.80	10,000.00	8,000.00	19,040							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			244,434
TOTAL MARKET OB/XF VALUE			13,000
TOTAL LAND VALUE - MARKET			117,050
TOTAL MARKET VALUE			374,484
SOH/AGL Deduction			0
ASSESSED VALUE			374,484
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			374,484
TOTAL JUST VALUE			374,484
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						

BUILDING NOTES	

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

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FOR POB, RUN N 845.03 FT, E 150
W 150 FT TO POB.

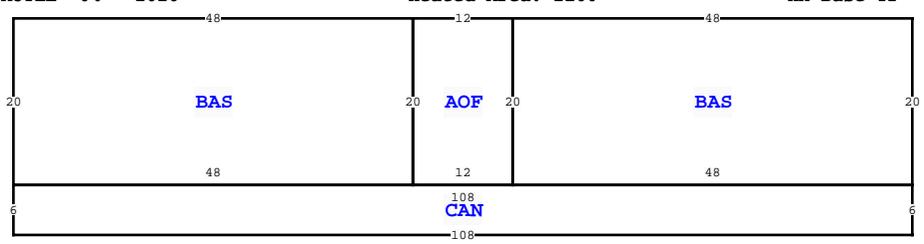
NJC FLORIDA MOTEL LLC
2609 ARNO DR
OAKDALE, PA 15071

2026

30-4S-17-08904-000


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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		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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOTEL	0%	- 2026									



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NCON VALUE			10,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,799

Quality	03	03			
DOR CODE	7500NON-PROFIT / ORPHANA				
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	8,655
BAS	960	100		960	31,474
BAS	960	100		960	31,474
CAN	648	30		194	6,361
TOTALS	2,808			2,378	77,962

4427 SW STATE ROAD 47 , LAKE CITY

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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						

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
TOTAL OB/XF 0																

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																								
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