LOT 2 HILLSIDE S/D.

WD 1368-2049

NJC FLORIDA MOTEL LLC
2609 ARNO DR
OAKDALE, PA 15071

2026

30-4S-17-08905-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

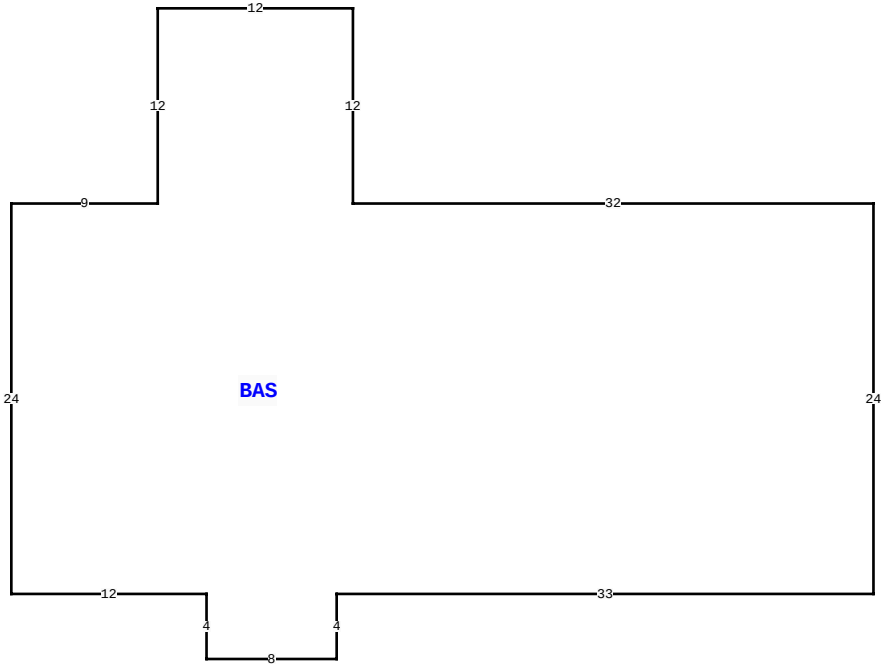
NEIGHBORHOOD/LOC 30417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	136,493
TOTALS	1,448			1,448	136,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	129.4800	145.02	209,989	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1448 HX Base Yr



177 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,493
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	153,493
SOH/AGL Deduction	0
ASSESSED VALUE	153,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,493
TOTAL JUST VALUE	153,493
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,258

LAND:1:1: 0.84 AC PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042713	Electrical Servic	0	09/08/2021

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= W32 N12 W12 S12 W9 S24 E12S4 E8 N4 E33 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 09/20/2021 BY JB Total Acres: 0.84 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 06/22/2026 BY SYS