COMM INTERS E LINE OF SEC &
N R/W US-90, RUN W 552.53 FT
TO W R/W DEVANE DR FOR POB,

DADA BHAGVAN LLC
3835 W US HWY 90
LAKE CITY, FL 32055

2027

34-3S-16-02484-004

BUILDING CHARACTERISTICS

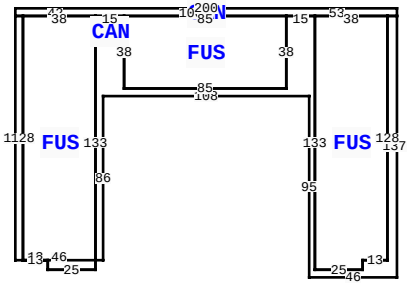
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		147 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		94 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

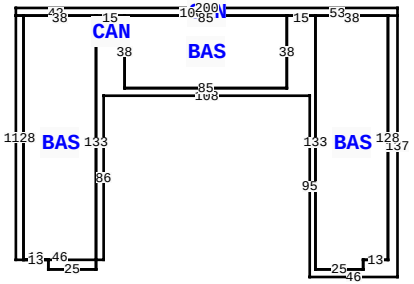
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,230	100		3,230	67,145
BAS	4,989	100		4,989	103,711
BAS	4,989	100		4,989	103,711
CAN	800	30		240	4,989
CAN	800	30		240	4,989
CAN	3,518	30		1,055	21,931
CAN	3,518	30		1,055	21,931
FUS	3,230	100		3,230	67,145
FUS	4,989	100		4,989	103,711
FUS	4,989	100		4,989	103,711
TOTALS	35,052			29,006	602,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	29,006	88.0840	51.97	1,507,442	1983	1983	10	0	0	50.00	40.00

1 MOTEL 0% - 0 Heated Area: 26416 HX Base Yr





3835 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,977
TOTAL MARKET OB/XF VALUE	43,829
TOTAL LAND VALUE - MARKET	1,052,752
TOTAL MARKET VALUE	1,699,558
SOH/AGL Deduction	0
ASSESSED VALUE	1,699,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,699,558
TOTAL JUST VALUE	1,699,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,699,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053435	Roof Replacement	89,025	06/23/2025
000046714	Roof Replacement	93,239	03/10/2023
29875	MAINT/ALTR	35	01/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0736	8/25/2008	WD	Q	I		2,500,000
GRANTOR: KRISHNA OF LAKE CITY						
GRANTEE: DADA BHAGVAN LLC						
1097/2491	9/29/2006	WD	Q	I		2,450,000
GRANTOR: JANET S & JAMES RIVER						
GRANTEE: KRISHNA OF LAKE CIT						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W5 BAS= S128 W13 S5 W25N133 E38$ W53 BAS= S38 W85 N38 E85$ W100 BAS= S133 W25 N5 W13 N128 E38$ W42 N4 E200 S4$ CAN= S137 W46 N95 W108 S86 W46 N128 E4 S128 E13 S5 E25N133 E15 S38 E85 N38 E15 S133 E25N5 E13N128 PTR= N200 CAN= W5 FUS= S128 W13 S5W25N133 E38$ W53 FUS= S38 W85 N38 E85$ W100 FUS= S133W25 N5 W13 N128 E38$ W42 N4 E200 S4$ CAN= S137 W46 N95W108 S86 W46 N128 E4 S128 E13 S5 E25 N133 E15 S38 E85 N38 E15 S133 E25 N5 E13 N128 E5$ S200. E5$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	37,500.00	37,500.00	50	1993	1993	3	50	18,750	
2	0270	POOL COMM	0	0	0	0	610.00	UT	85.00	85.00	100	1993	1993	3	40	20,740	
3	0140	CLFENCE 6	0	0	0	0	184.00	UT	4.50	4.50	100	1993	1993	3	100	828	
4	0140	CLFENCE 6	0	0	0	0	558.00	UT	4.50	4.50	100	1993	1993	3	100	2,511	
5	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 43,829

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		CHI	250.00	300.00	87,500.00	SF		1.00	1.00	1.00	11.00	11.00	962,500							
2	3900	C	MOTEL	0		00	0.00	0.00	60,168.00	SF		1.00	1.00	1.00	1.50	1.50	90,252							

REVIEW DATE 03/18/2026 BY JB Total Acres: 3.39 Total Land Value: 1,052,752 Market: 0 Agricultural: 0 Common: 1,052,752 PRINTED 11/16/2026 BY SYS