

COMM INTER E LINE OF SEC & N R/W
332.71 FT FOR POB, CONT W 150.2
FT, E 150 FT, S 442.07 FT TO POB

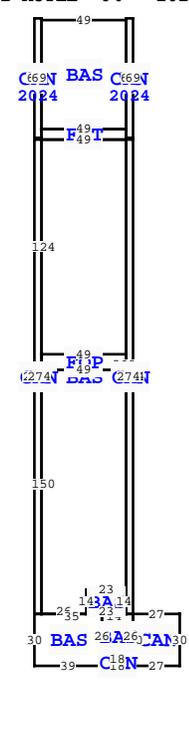
GLOBAL 41 LLC
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02484-006

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		144 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		45 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 MOTEL 0% - 2024				Heated Area: 18892				HX Base Yr					



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 03	3900		34316.00
HOTELS/MOTELS		MKT AREA	1.00/
		06	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	6,427
BAS	468	100		468	9,341
BAS	1,170	100		1,170	23,353
BAS	3,087	100		3,087	61,616
BAS	13,104	100		13,104	261,556
CAN	72	30		22	439
CAN	810	30		243	4,850
CAN	1,096	30		329	6,567
CAN	1,096	30		329	6,567
CAN	276	30	2024	83	1,657
TOTALS				23,253	404,090

** This building has 14 Sub-Areas
3783 W US HIGHWAY 90 , LAKE CITY

BLD DATE	LGL DATE	04/09/2024	MLU
XF DATE	LAND DATE		
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	10,000.00	10,000.00	80	1993	1993	3	80	8,000	
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0253	LIGHTING	0	0	0	0	3.00	UT	300.00	300.00	100	1993	1993	3	100	900	
4	0253	LIGHTING	0	0	0	0	2.00	UT	100.00	100.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		404,090	
TOTAL MARKET OB/XF VALUE		9,600	
TOTAL LAND VALUE - MARKET		518,413	
TOTAL MARKET VALUE		932,103	
SOH/AGL Deduction		0	
ASSESSED VALUE		932,103	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		932,103	
TOTAL JUST VALUE		932,103	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		925,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3980	MAINT/ALTR	155	10/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1868	4/01/2026	WD Q	Q	I	01	1,600,000
GRANTOR: FAHIM HOLDINGS LLC						
GRANTEE: GLOBAL 41 LLC						
1483/2588	2/01/2023	WD U	U	I	37	1,575,000
GRANTOR: GAYTRI CORPORATION						
GRANTEE: FAHIM HOLDINGS LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W49 S124 S150 E26 N14 E23 N260 \$													
BAS=[ORIG=0,-69] W49 S63 E49 N63 \$													
BAS=[ORIG=-49,274] W4 S30 E39 N4 N26 W35 \$													
CAN=[ORIG=-49,0] W4 S274 E4 N274 \$													
CAN=[ORIG=4,274] N274 W4 S274 E4 \$													
CAN=[ORIG=4,304] E27 N30 W27 S30 \$													
FUS=[ORIG=114,-50] W53 S13 E57 N13 W4 \$													
BAS=[ORIG=-14,300] E18 N26 W4 W14 S26 \$													
POP=[ORIG=-49,124] E49 S9 W49 N9 \$													
BAS=[ORIG=0,274] N14 W23 S14 E23 \$													
FST=[ORIG=-49,-6] S6 E49 N6 W49 \$													
CAN=[ORIG=-14,304] E18 N4 W18 S4 \$													

LAND DESCRIPTION																								
TOTAL OB/XF 9,600																								
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		CHI	150.00	300.00	43,509.00	SF		1.00	1.00	1.10	10.00	11.00	478,599							
2	3900	C	MOTEL	0		00	0.00	0.00	21,647.00	SF		1.00	1.00	1.00	1.15	1.15	24,894							
3	3900	C	MOTEL	0		CHI	0.00	0.00	1,492.00	SF		1.00	1.00	1.00	10.00	10.00	14,920							