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

2027

34-3S-16-02484-006

BUILDING CHARACTERISTICS

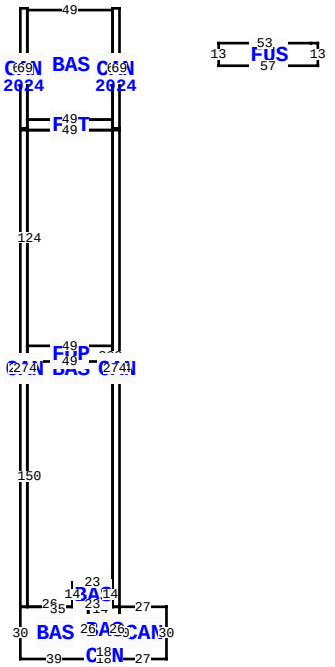
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		144 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		45 100
Stories	1.	1. 100
Units		0 100
Condition Adj	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	322	100		322	7,412
BAS	468	100		468	10,773
BAS	1,170	100		1,170	26,934
BAS	3,087	100		3,087	71,063
BAS	13,104	100		13,104	301,654
CAN	72	30		22	506
CAN	810	30		243	5,594
CAN	1,096	30		329	7,574
CAN	1,096	30		329	7,574
CAN	276	30	2024	83	1,911
TOTALS	23,253			20,245	466,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	20,245	97.5384	57.55	1,165,100	1981	1981	10	0	0	50.00	40.00

1 MOTEL 0% - 2024 Heated Area: 18892 HX Base Yr



** This building has 14 Sub-Areas

3783 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	466,040
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	527,481
TOTAL MARKET VALUE	1,003,121
SOH/AGL Deduction	0
ASSESSED VALUE	1,003,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,003,121
TOTAL JUST VALUE	1,003,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	934,450

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	U	I	35	1,600,000
GRANTOR: FAHIM HOLDINGS LLC						
GRANTEE: GLOBAL 41 LLC						
1483/2588	2/01/2023	WD	U	I	37	1,575,000
GRANTOR: GAYTRI CORPORATION						
GRANTEE: FAHIM HOLDINGS LLC						

BUILDING NOTES

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 $
FOP=[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 $

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	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	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	150.00	300.00	43,509.00	SF		1.00	1.00	1.00	11.00	11.00	478,599							
2	3900	C	MOTEL	0		00	0.00	0.00	21,647.00	SF		1.00	1.00	1.00	1.50	1.50	32,470							
3	3900	C	MOTEL	0		CHI	0.00	0.00	1,492.00	SF		1.00	1.00	1.00	11.00	11.00	16,412							

REVIEW DATE 03/18/2026 BY ME Total Acres: 1.53 Total Land Value: 527,481 Market: 0 Agricultural: 0 Common: 527,481 PRINTED 11/16/2026 BY SYS