COMM INTERS OF S R/W CR-252
& SW'LY R/W US-90, RUN SE'LY
ALONG R/W 200.62 FT FOR POB,

AMERICAN INN OF COLUMBIA COUNTY INC
C/O ARVIND PATEL MD, 8838 WANDERING DR
KELLER, TX 76248

2027

34-3S-16-02498-001

BUILDING CHARACTERISTICS

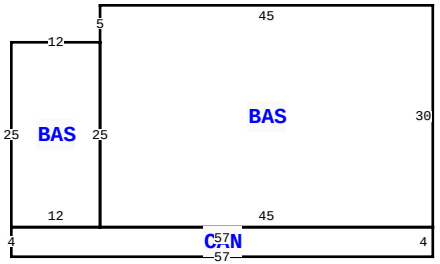
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

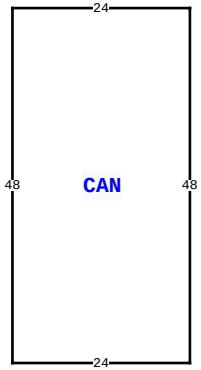
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	8,331
BAS	1,350	100		1,350	37,490
CAN	228	30		68	1,889
CAN	1,152	30		346	9,609
TOTALS	3,030			2,064	57,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,064	73.0800	55.54	114,635	1964	1964	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 1650 HX Base Yr





3816 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,951
TOTAL MARKET OB/XF VALUE	14,900
TOTAL LAND VALUE - MARKET	729,910
TOTAL MARKET VALUE	895,761
SOH/AGL Deduction	0
ASSESSED VALUE	895,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,761
TOTAL JUST VALUE	895,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,761

XFOB:4:1: HOMETTE M H

BLDG:3:1: HOMETTE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042285	Roof Replacement	45,000	07/09/2021
38165	PUMP/UTPOL	50	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0592	3/16/1987	WD	U	I		640,000
GRANTOR: LAKE CITY AMERICAN IN						
GRANTEE: AMERICAN INN OF COL						
0596/0282	7/01/1986	WD	Q	I	01	582,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S5 BAS= W12 S25 CAN= S4 E57 N4 W57$ E12 N25 $ S25 E45 N30$ PTR=S40 W20 CAN= W24 S48 E24 N48$ N40 E20$.

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	0.00	0.00	100	0	0	3	100	3,000	
2	0140	CLFENCE 6	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	800.00	800.00	100	1993	1993	3	100	2,400	
4	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,900

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			294.00	300.00	59,166.00	SF		1.00	1.00	0.75	11.00	8.25	488,120							
2	1410	C	CONV STORE	0			0.00	0.00	9,474.00	SF		1.00	1.00	0.75	11.00	8.25	78,160							
3	3900	C	MOTEL	0			0.00	0.00	19,834.00	SF		1.00	1.00	0.75	11.00	8.25	163,630							

REVIEW DATE 03/18/2026 BY JB Total Acres: 2.03 Total Land Value: 729,910 Market: 0 Agricultural: 0 Common: 729,910 PRINTED 11/16/2026 BY SYS

COMM INTERS OF S R/W CR-252
& SW'LY R/W US-90, RUN SE'LY
ALONG R/W 200.62 FT FOR POB,

AMERICAN INN OF COLUMBIA COUNTY INC
C/O ARVIND PATEL MD, 8838 WANDERING DR
KELLER, TX 76248

2027

34-3S-16-02498-001

BUILDING CHARACTERISTICS

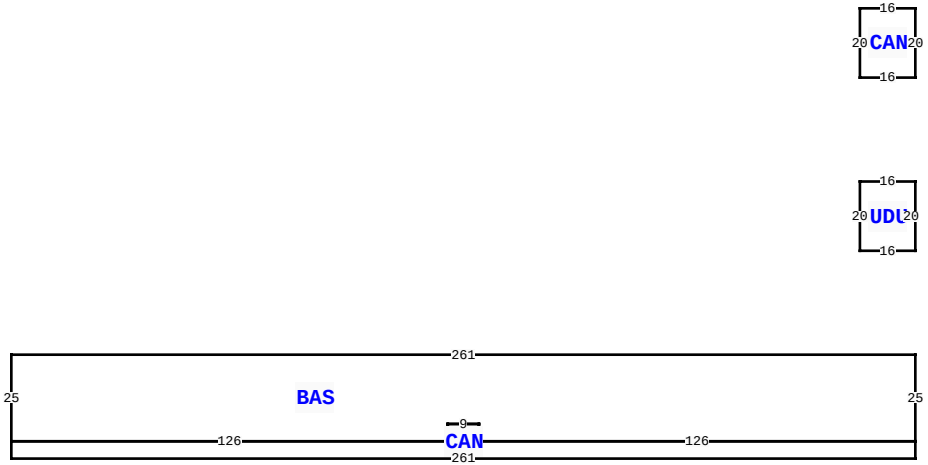
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		60 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
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	6,480	100		6,480	63,050
CAN	320	30		96	934
CAN	1,350	30		405	3,941
UDU	320	40		128	1,245
TOTALS	8,470			7,109	69,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	7,109	82.4572	48.65	345,853	1986	1986	10	0	40	50.00	20.00

2 MOTEL 0% - 0 Heated Area: 6480 HX Base Yr



3816 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,951
TOTAL MARKET OB/XF VALUE	14,900
TOTAL LAND VALUE - MARKET	729,910
TOTAL MARKET VALUE	895,761
SOH/AGL Deduction	0
ASSESSED VALUE	895,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,761
TOTAL JUST VALUE	895,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0592	3/16/1987	WD	U	I		640,000
GRANTOR: LAKE CITY AMERICAN IN						
GRANTEE: AMERICAN INN OF COL						
0596/0282	7/01/1986	WD	Q	I	01	582,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W261 S25 CAN= S5 E261 N5 W126 N5 W9 S5 W126$ E126 N5E9 S5 E126 N25$ PTR=N30 UDU= N20 W16 S20 E16$ S30$ PTR=N80 CAN= N20 W16 S20 E16$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2026 BY JB Total Acres: 2.03 Total Land Value: 729,910 Market: 0 Agricultural: 0 Common: 729,910 PRINTED 11/16/2026 BY SYS

COMM INTERS OF S R/W CR-252
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2027

34-3S-16-02498-001

BUILDING CHARACTERISTICS

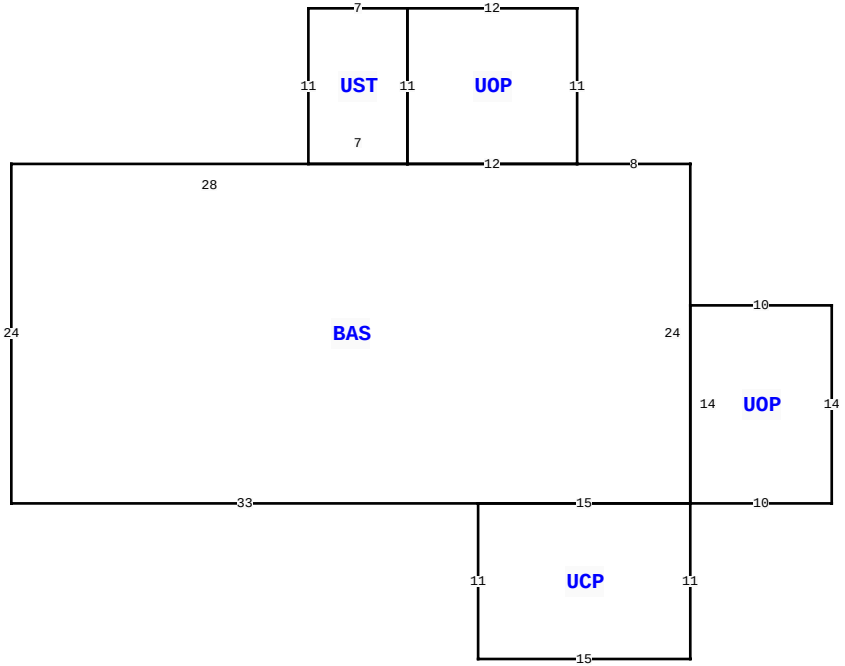
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,152	100		1,152	21,879
UCP	165	20		33	627
UOP	132	25		33	627
UOP	140	25		35	665
UST	77	45		35	665
TOTALS	1,666			1,288	24,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	79.1280	47.48	61,154	1980	1980	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



3816 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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ASSESSED VALUE	895,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,761
TOTAL JUST VALUE	895,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: LAKE CITY AMERICAN IN						
GRANTEE: AMERICAN INN OF COL						
0596/0282	7/01/1986	WD	Q	I	01	582,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N11 W12 S11 E12$ W12 UST= N11 W7 S11 E7 $ W28S24
E33 UCP= S11 E15 N11 W15$E15 UOP= E10 N14 W10 S14$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2026 BY JB Total Acres: 2.03 Total Land Value: 729,910 Market: 0 Agricultural: 0 Common: 729,910 PRINTED 11/16/2026 BY SYS