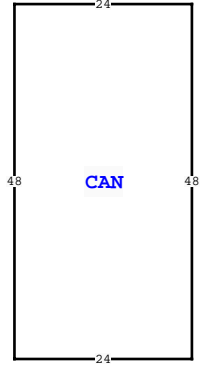
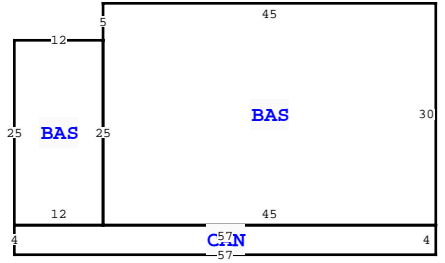


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	06 VINYL ASB 100
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

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													



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

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																	
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	0.00	0.00	100	0	0	3	100	3,000	
2	0140	CLFENCE	6	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	

TOTAL OB/XF 14,900

LAND DESCRIPTION														TOTAL OB/XF 14,900										
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			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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
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			828,652

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\$.

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

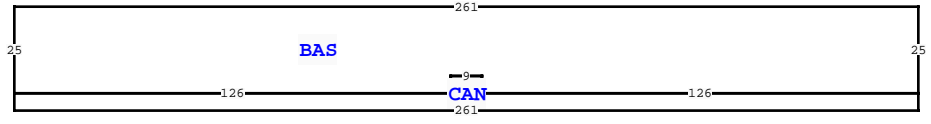
2026

34-3S-16-02498-001


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 Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	MOTEL	0%	- 0									
				Heated Area: 6480								
												HX Base Yr
												20 CAN 20
												20 UDT 20

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			828,652



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

3816 W US HIGHWAY 90 , LAKE CITY

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

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

