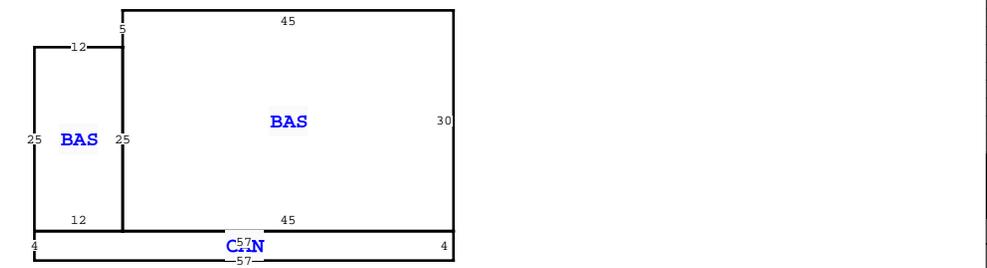


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	06 VINYL ASB 100
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	4 100
Frame	02 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	58.46	120,661	1964	1964	0	0	0	50.00	50.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	8,769
BAS	1,350	100		1,350	39,461
CAN	228	30		68	1,988
CAN	1,152	30		346	10,114
TOTALS	3,030			2,064	60,330

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,349	
TOTAL MARKET OB/XF VALUE		14,900	
TOTAL LAND VALUE - MARKET		663,555	
TOTAL MARKET VALUE		834,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		834,804	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		834,804	
TOTAL JUST VALUE		834,804	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		828,652	
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:						

Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	3900	HOTELS/MOTELS		06	34316.00	1.00/

3816 W US HIGHWAY 90 , LAKE CITY

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	

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\$.

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	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	10.00	7.50	443,745							
2	1410	C	CONV STORE	0			0.00	0.00	9,474.00	SF		1.00	1.00	0.75	10.00	7.50	71,055							
3	3900	C	MOTEL	0			0.00	0.00	19,834.00	SF		1.00	1.00	0.75	10.00	7.50	148,755							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	01 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

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	49.85	64,207	1980	1980	0	0	60.00	40.00

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

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			156,349
TOTAL MARKET OB/XF VALUE			14,900
TOTAL LAND VALUE - MARKET			663,555
TOTAL MARKET VALUE			834,804
SOH/AGL Deduction			0
ASSESSED VALUE			834,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			834,804
TOTAL JUST VALUE			834,804
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	1,152	100		1,152	22,971
UCP	165	20		33	658
UOP	132	25		33	658
UOP	140	25		35	698
UST	77	45		35	698
TOTALS	1,666			1,288	25,683

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:						

EXTRA FEATURES		3816 W US HIGHWAY 90 , LAKE CITY														
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/09/2024	MLU

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				
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