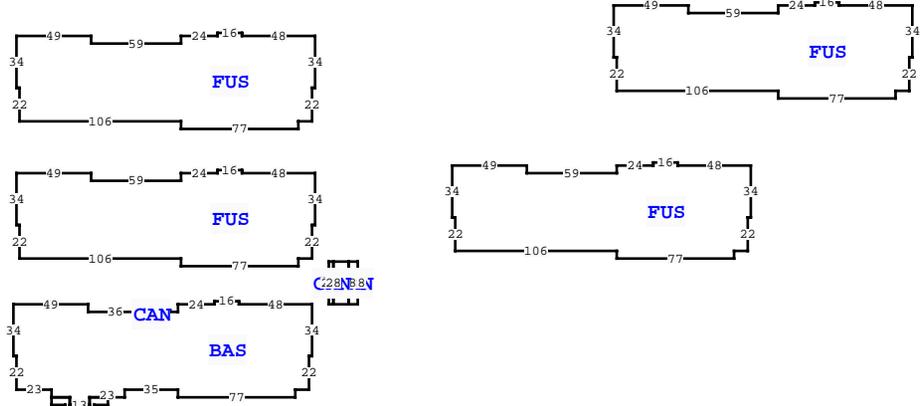


WD 1319-1318,

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	365 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	115 100
Stories	5. 5.100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	HOTEL LMTD	0%	- 0		4,835,345	2019	2019	13	0	4.00	83.00	Heated Area: 55322 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		4,013,336	
TOTAL MARKET OB/XF VALUE		278,368	
TOTAL LAND VALUE - MARKET		1,361,948	
TOTAL MARKET VALUE		5,653,652	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,653,652	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,653,652	
TOTAL JUST VALUE		5,653,652	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		5,600,268	

Quality	06 06				
DOR CODE	3900 HOTELS/MOTELS				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	35316.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,282	100		11,282	812,519
CAN	33	30		10	720
CAN	84	30		25	1,800
CAN	168	30		50	3,601
CAN	690	30		207	14,908
FUS	11,010	100		11,010	792,931
FUS	11,010	100		11,010	792,931
FUS	11,010	100		11,010	792,931
FUS	11,010	100		11,010	792,931
UST	280	40		112	8,066
TOTALS	56,577			55,726	4,013,336

PERMIT NUM		DESCRIPTION	AMT	ISSUED
18-520	COMMERCIAL	576	09/21/2018	
18-210	COMMERCIAL	0	04/23/2018	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1318	7/26/2016	WD Q	Q	V	01	1,200,000

GRANTOR: GWC DEVELOPMENT PARTN
GRANTEE: FLORIDA GATEWAY HOT

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	60,356.00	UT	1.60	1.60	100	2019	2019	3	100	96,570	
2	0166	CONC, PAVMT	0	0	0	0	4,900.00	UT	2.00	2.00	100	2019	2019	3	100	9,800	
3	0164	CONC BIN	0	0	12	15	180.00	UT	11.00	11.00	100	2019	2019	3	100	1,980	
4	0253	LIGHTING	0	0	0	0	11.00	UT	1,500.00	1,500.00	100	2019	2019	3	100	16,500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0119	MASONRY WA	0	0	98	4	392.00	UT	6.50	6.50	100	2019	2019	3	100	2,548	
8	0295	SPKLR SYS	0	0	0	0	55,322.00	UT	1.75	1.75	100	2019	2019	3	100	96,814	
9	0270	POOL COMM	0	0	39	17	663.00	UT	85.00	85.00	100	2019	2019	3	89	50,156	
10	0297	SHED CONCR	0	0	12	15	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	3910	C	HOTEL	0			0.00	0.00	100,885.00	SF		1.00	1.00	0.90	15.00	13.50	1,361,948							

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	3910	C	HOTEL	0			0.00	0.00	100,885.00	SF		1.00	1.00	0.90	15.00	13.50	1,361,948							