LOT 7 GATEWAY CROSSING S/D.

WD 1319-1318,

FLORIDA GATEWAY HOTELS LLC
3696 W US HWY 90
LAKE CITY, FL 32055

2027

35-3S-16-02524-007

BUILDING CHARACTERISTICS

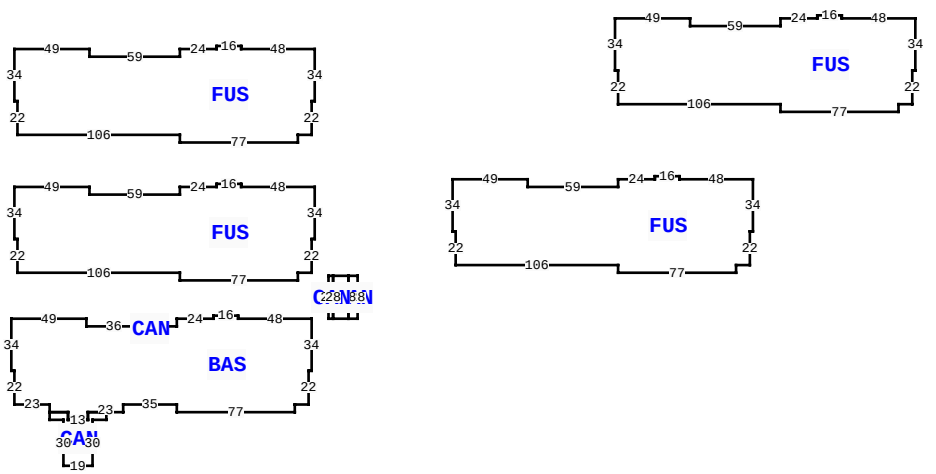
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		365 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		115 100
Stories	5.	5. 100
Units		0 100
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	801,563
CAN	33	30		10	710
CAN	84	30		25	1,776
CAN	168	30		50	3,552
CAN	690	30		207	14,707
FUS	11,010	100		11,010	782,238
FUS	11,010	100		11,010	782,238
FUS	11,010	100		11,010	782,238
FUS	11,010	100		11,010	782,238
UST	280	40		112	7,957
TOTALS	56,577			55,726	3,959,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	55,726	117.2580	85.60	4,770,146	2019	2019	13	0	0	4.00	83.00

1 HOTEL LMTD 0% - 0 Heated Area: 55322 HX Base Yr



284 NW CENTURION CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,959,221
TOTAL MARKET OB/XF VALUE	278,368
TOTAL LAND VALUE - MARKET	1,361,948
TOTAL MARKET VALUE	5,599,537
SOH/AGL Deduction	0
ASSESSED VALUE	5,599,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,599,537
TOTAL JUST VALUE	5,599,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,599,537

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	V	01	1,200,000

GRANTOR: GWC DEVELOPMENT PARTN

GRANTEE: FLORIDA GATEWAY HOT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 N2 W16 S2 W24 S5 W12 S3 W11 N3 W36 N5 W49 S34 E2 S22 E23 S5 E12 S5 E13 N5 E23 N5 E35 S5 E77 N5 E9 N22 E2 N34 $
FUS=[ORIG=0,-30] N22 E2 N34 W48 N2 W16 S2 W24 S5 W59 N5 W49 S34 E2 S22 E106 S5 E77 N5 E9 $
FUS=[ORIG=0,-120] N22 E2 N34 W48 N2 W16 S2 W24 S5 W59 N5 W49 S34 E2 S22 E106 S5 E77 N5 E9 $
FUS=[ORIG=200,-30] E77 N5 E9 N22 E2 N34 W48 N2 W16 S2 W24 S5 W59 N5 W49 S34 E2 S22 E106 S5 $
FUS=[ORIG=200,-140] E106 S5 E77 N5 E9 N22 E2 N34 W48 N2 W16 S2 W24 S5 W59 N5 W49 S34 E2 S22 $
CAN=[ORIG=-171,61] S5 E9 S30 E19 N30 E9 N5 W12 S5 W13 N5 W12

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	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 278,368

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	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							

REVIEW DATE 03/06/2026 BY ME Total Acres: 2.32 Total Land Value: 1,361,948 Market: 0 Agricultural: 0 Common: 1,361,948 PRINTED 11/17/2026 BY SYS