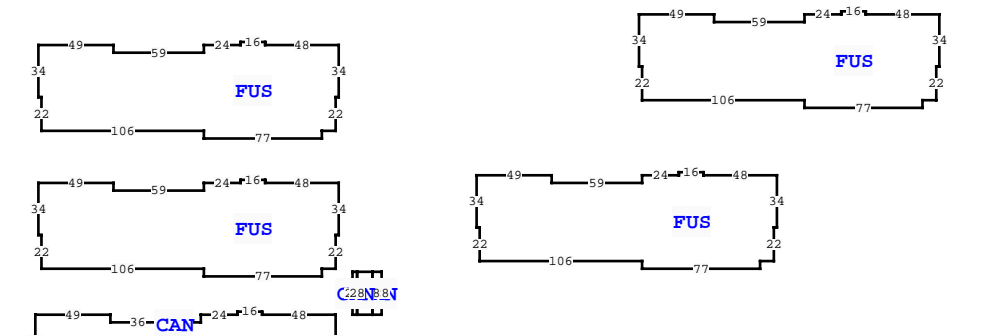


WD 1319-1318,

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		4,770,146	2019	2019	13	0	0	4.00	83.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		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	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	959,221

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

BLD DATE	LGL DATE
	05/11/2026
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	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	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							

BUILDING NOTES													
GRANTOR: GWC DEVELOPMENT PARTN													
GRANTEE: FLORIDA GATEWAY HOT													

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 E106 S5 \$													
CAN=[ORIG=-171,61] S5 E9 S30 E19 N30 E9 N5 W12 S5 W13 N5 W12													