

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 80 |
| Interior Floo | 15 | HARDTILE | 20 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Fixtures | | 250 | 100 |
| Frame | 03 | MASONRY | 100 |
| Story Height | | 8 | 100 |
| RMS | | 82 | 100 |
| Stories | 2. | 2. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 3900 | HOTELS/MOTELS | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 35316.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 3,579 | 100 | |
| BAS | 3,850 | 100 | |
| BAS | 5,360 | 100 | |
| CAN | 1,160 | 30 | |
| CAN | 1,400 | 30 | |
| CAN | 1,610 | 30 | |
| CAN | 2,960 | 30 | |
| FST | 350 | 60 | |
| FUS | 3,930 | 100 | |
| FUS | 10,870 | 100 | |
| TOTALS | 36,920 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOTEL | 0% | - 2026 | | | | | | | | |
| | | | | Heated Area: | 29089 | HX Base Yr | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 3 | 1 |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY | | RECONCILE | |
| VALUATION BY | Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | | 1,341,184 |
| TOTAL MARKET OB/XF VALUE | | | 204,031 |
| TOTAL LAND VALUE - MARKET | | | 1,627,480 |
| TOTAL MARKET VALUE | | | 3,172,695 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 3,172,695 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 3,172,695 |
| TOTAL JUST VALUE | | | 3,172,695 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 3,172,695 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 2859 | ADDN COMM | 160 | 01/05/2004 |
| 1896 | ADDN COMM | 163 | 08/30/2000 |
| 1256 | SFR | 131 | 05/22/1998 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1535/271 | 2/26/2025 | WD | U | I | 35 | 3,900,000 |

GRANTOR: PRAGATKRUPA CORP
GRANTEE: KESARI HOSPITALITY

| 1435/1867 | 4/20/2021 | WD | Q | I | 01 | 4,175,000 |
|-----------|-----------|----|---|---|----|-----------|
|-----------|-----------|----|---|---|----|-----------|

GRANTOR: JAY & VIVEK CORPORATI
GRANTEE: PRAGATKRUPA CORP

** This building has 12 Sub-Areas

| | | | |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE | 04/09/2024 | 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 | 150,000 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 2,500 | |
| 3 | 0220 | JACUZZI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,500 | |
| 4 | 0290 | SAUNA | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,500 | |
| 5 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 8.00 | UT | 500.00 | 500.00 | 100 | 1993 | 1993 | 3 | 100 | 4,000 | |
| 6 | 0164 | CONC BIN | 0 | 0 | 11 | 13 | 143.00 | UT | 8.50 | 8.50 | 100 | 2001 | 2001 | 3 | 100 | 1,216 | |
| 7 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 10 | 120.00 | UT | 7.50 | 7.50 | 100 | 2001 | 2001 | 3 | 100 | 900 | |
| 8 | 0262 | PRCH, FOP | 0 | 0 | 12 | 12 | 144.00 | UT | 9.00 | 9.00 | 100 | 2001 | 2001 | 3 | 100 | 1,296 | |
| 9 | 0297 | SHED CONCR | 0 | 0 | 10 | 10 | 100.00 | UT | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 100 | 1,000 | |
| 10 | 0270 | POOL COMM | 0 | 0 | 24 | 44 | 1,056.00 | UT | 85.00 | 85.00 | 100 | 2001 | 2001 | 3 | 40 | 35,904 | |

| BUILDING NOTES | |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS | |
|--|--|
| LBG= S25 E2 CAN= S25 E56 N25 W56\$ E58 N25 W60\$ BAS= E60 N26 CAN= N232 BAS= N13 W60 S13 E5 S50 UST= S13 E27 N13 W27\$ E27 S13 E23 N63 E5\$ W5 S63 W50 S5 BAS= S77 E50 N77 W50\$ E50 S77 W50 S4 E50 S83 E5\$ W5 N76FST= N7 W50 S7 E50\$ W50 S76 CAN= N232 W5 S232 E5\$ W5 S26\$ PTR= E90 S25 FUS= E60 N12 CAN= N271 FUS= N13 W60 S13 E5 S63 E50 N63 E5\$W5 S63 W50 N63 W5 S271 E5 N203 E50 S203 E5\$ W5 N203 W50 S203 W5 S12\$ N25 W90\$. | |

| 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 | | CG | 0.00 | 0.00 | 138,943.00 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 1,389,430 | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | CG | 0.00 | 0.00 | 21,780.00 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 217,800 | | | | | | | |
| 3 | 9530 | C | POND | 0 | | 00 | 0.00 | 100.00 | 15,000.00 | SF | | 1.00 | 1.00 | 1.00 | 1.35 | 1.35 | 20,250 | | | | | | | |



| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floor | 15 | HARDTILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | 8 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 3 | CLUB HOUSE | 0% | - 2026 | 68.91 | 108,740 | 1987 | 2000 | 10 | 0 | 33.00 | 57.00 |

Heated Area: 1584 HX Base Yr

| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 3 | 1 |
|---------------------------|--|-------------|---|
| VALUATION BY | | RECONCILE | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,341,184 | |
| TOTAL MARKET OB/XF VALUE | | 204,031 | |
| TOTAL LAND VALUE - MARKET | | 1,627,480 | |
| TOTAL MARKET VALUE | | 3,172,695 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 3,172,695 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 3,172,695 | |
| TOTAL JUST VALUE | | 3,172,695 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 3,172,695 | |

| DOR CODE | 3900 | HOTELS/MOTELS | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 35316.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 600 | 100 | | 600 | 23,567 |
| CAN | 100 | 30 | | 30 | 1,178 |
| CAN | 296 | 30 | | 89 | 3,496 |
| FST | 120 | 60 | | 72 | 2,828 |
| SFB | 336 | 80 | | 269 | 10,566 |
| SFB | 648 | 80 | | 518 | 20,346 |
| TOTALS | 2,100 | | | 1,578 | 61,982 |

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

3598 W US HIGHWAY 90 , LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1535/271 | 2/26/2025 | WD U | I | I | 35 | 3,900,000 |
| GRANTOR: PRAGATKRUPA CORP | | | | | | |
| GRANTEE: KESARI HOSPITALITY | | | | | | |
| 1435/1867 | 4/20/2021 | WD Q | I | I | 01 | 4,175,000 |
| GRANTOR: JAY & VIVEK CORPORATI | | | | | | |
| GRANTEE: PRAGATKRUPA CORP | | | | | | |

| 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 |
|-----|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 11 | 0296 | SHED METAL | 0 | 0 | 11 | 13 | | 5.00 | 100 | 2001 | 2001 | 3 | 100 | 715 | |
| 12 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

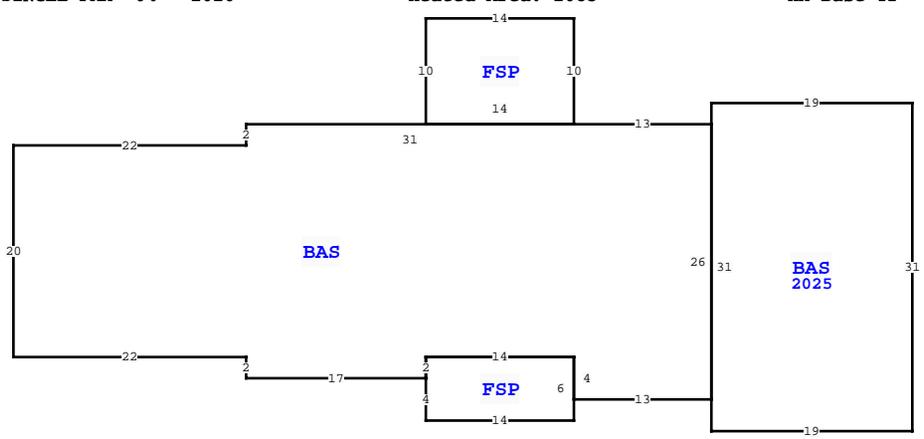
| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| SFB= W19 SFB= W27 CAN= W4 S28 E50 N4 W46 N24\$ S24 E27 N24\$S24 E7 FST= E12 N10 W12 S10\$ N10 E12 N14\$ BAS= S24 CAN= S4 E25 N4 W25\$ E25 N24 W25\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 2,215 |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|-------|
| 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 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING CHARACTERISTICS | | |
|--------------------------|--------------------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 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 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 3900 HOTELS/MOTELS | |
| MAP NUM | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 35316.00 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,494 | 100 |
| BAS | 589 | 100 |
| FSP | 84 | 40 |
| FSP | 140 | 40 |
| TOTALS | 2,307 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,173 | 105.5360 | 120.31 | 261,434 | 1998 | 1998 | 10 | 0 | 35.00 | 55.00 | |
| 4 SINGLE FAM 0% - 2026 Heated Area: 2083 HX Base Yr | | | | | | | | | | | | |



| EXTRA FEATURES | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------------------------------|----------|---------|----------|------------|-----------|---------|
| 3598 W US HIGHWAY 90 , LAKE CITY | | | | 04/09/2024 | MLU | |

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 3 of 3 |
| VALUATION BY | RECONCILE | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 1,341,184 |
| TOTAL MARKET OB/XF VALUE | | | 204,031 |
| TOTAL LAND VALUE - MARKET | | | 1,627,480 |
| TOTAL MARKET VALUE | | | 3,172,695 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 3,172,695 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 3,172,695 |
| TOTAL JUST VALUE | | | 3,172,695 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 3,172,695 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1535/271 | 2/26/2025 | WD | U | I | 35 | 3,900,000 |
| GRANTOR: PRAGATKRUPA CORP | | | | | | |
| GRANTEE: KESARI HOSPITALITY | | | | | | |
| 1435/1867 | 4/20/2021 | WD | Q | I | 01 | 4,175,000 |
| GRANTOR: JAY & VIVEK CORPORATI | | | | | | |
| GRANTEE: PRAGATKRUPA CORP | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS=[ORIG=-1,0] W13 W31 S2 W22 S20 E22 S2 E17 N2 E14 S4 E13 N26 \$ |
| FSP=[ORIG=-14,0] N10 W14 S10 E14 \$ |
| FSP=[ORIG=-28,24] S4 E14 N6 W14 S2 \$ |
| BAS=[YR=2025;ORIG=-1,-2] E19 S31 W19 N31 \$ |