COMM INTERS OF S R/W US-90 & W L
OF SW1/4, RUN E 540.17 FT FOR PO
DEG 827.96 FT TO S LINE OF SEC E

KESARI HOSPITALITY LLC
735 BLUE RIDGE DR
STREAMWOOD, IL 60107

2027

35-3S-16-02536-001

BUILDING CHARACTERISTICS

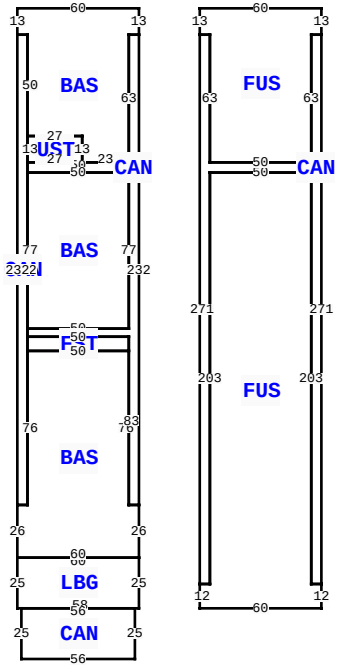
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		250 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,579	100		3,579	127,808
BAS	3,850	100		3,850	137,486
BAS	5,360	100		5,360	191,408
CAN	1,160	30		348	12,427
CAN	1,400	30		420	14,998
CAN	1,610	30		483	17,248
CAN	2,960	30		888	31,711
FST	350	60		210	7,499
FUS	3,930	100		3,930	140,343
FUS	10,870	100		10,870	388,173
TOTALS	36,920			31,953	1,141,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	31,953	106.1815	62.65	2,001,855	1978	2000	10	0	0	33.00	57.00

1 MOTEL 0% - 2026 Heated Area: 29089 HX Base Yr



** This building has 12 Sub-Areas

3598 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 1

VALUATION SUMMARY

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
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						

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$.

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	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	

TOTAL OB/XF 201,816

LAND DESCRIPTION

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	3900	C	MOTEL	0		CG	0.00	0.00	138,943.00	SF		1.00	1.00	1.00	11.00	11.00	1,528,373							
2	0100	C	SFR	0		CG	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	11.00	11.00	239,580							
3	9530	C	POND	0		00	0.00	100.00	15,000.00	SF		1.00	1.00	1.00	1.50	1.50	22,500							

REVIEW DATE 03/23/2026 BY ME Total Acres: 4.03 Total Land Value: 1,627,480 Market: 0 Agricultural: 0 Common: 1,627,480 PRINTED 11/17/2026 BY SYS

COMM INTERS OF S R/W US-90 & W L
OF SW1/4, RUN E 540.17 FT FOR PO
DEG 827.96 FT TO S LINE OF SEC E

KESARI HOSPITALITY LLC
735 BLUE RIDGE DR
STREAMWOOD, IL 60107

2027

35-3S-16-02536-001

BUILDING CHARACTERISTICS

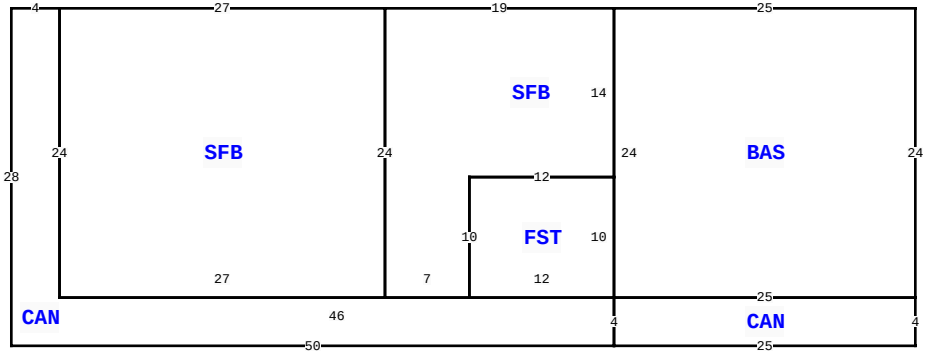
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
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
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	22,726
CAN	100	30		30	1,137
CAN	296	30		89	3,371
FST	120	60		72	2,727
SFB	336	80		269	10,189
SFB	648	80		518	19,620
TOTALS	2,100			1,578	59,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	07	1,578	123.0495	66.45	104,858	1987	2000	10	0	0	33.00	57.00

3 CLUB HOUSE 0% - 2026 Heated Area: 1584 HX Base Yr



3598 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	0296	SHED METAL	0	0	11	13	143.00	UT	5.00	5.00	100	2001	2001	3	100	715	
12	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

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

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

REVIEW DATE 03/23/2026 BY ME Total Acres: 4.03 Total Land Value: 1,627,480 Market: 0 Agricultural: 0 Common: 1,627,480 PRINTED 11/17/2026 BY SYS

COMM INTERS OF S R/W US-90 & W L
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2027

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BUILDING CHARACTERISTICS

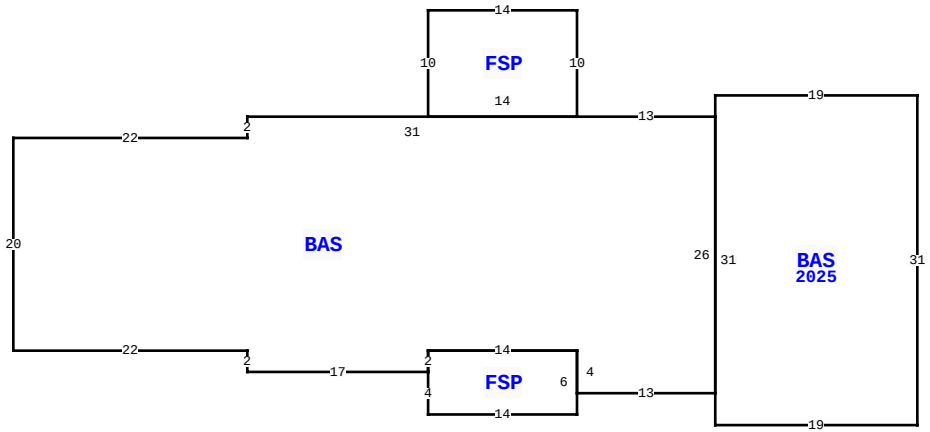
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100		1,494	95,391
BAS	589	100	2025	589	37,607
FSP	84	40		34	2,171
FSP	140	40		56	3,576
TOTALS	2,307			2,173	138,745

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	116.09	252,464	1998	1998	10	0	0	35.00	55.00

4 SINGLE FAM 0% - 2026 Heated Area: 2083 HX Base Yr



3598 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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Tax Group: 1	Tax Dist:
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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
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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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/23/2026 BY ME Total Acres: 4.03 Total Land Value: 1,627,480 Market: 0 Agricultural: 0 Common: 1,627,480 PRINTED 11/17/2026 BY SYS