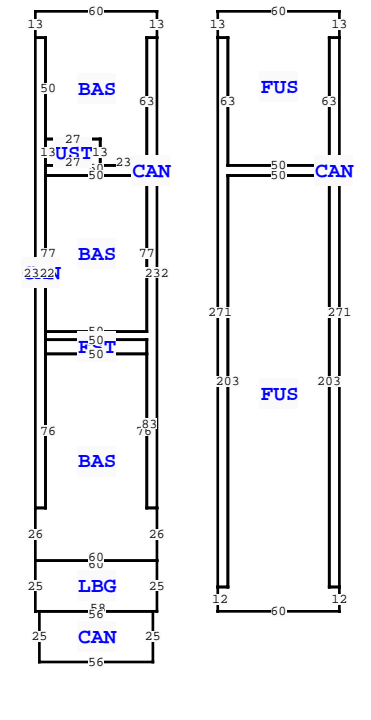


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		250 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		82 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100

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



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	141,057

** This building has 12 Sub-Areas

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

3598 W US HIGHWAY 90 , LAKE CITY

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	

TOTAL OB/XF 201,816

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	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							

COLUMBIA COUNTY PROPERTY PAGE 1 of 3

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

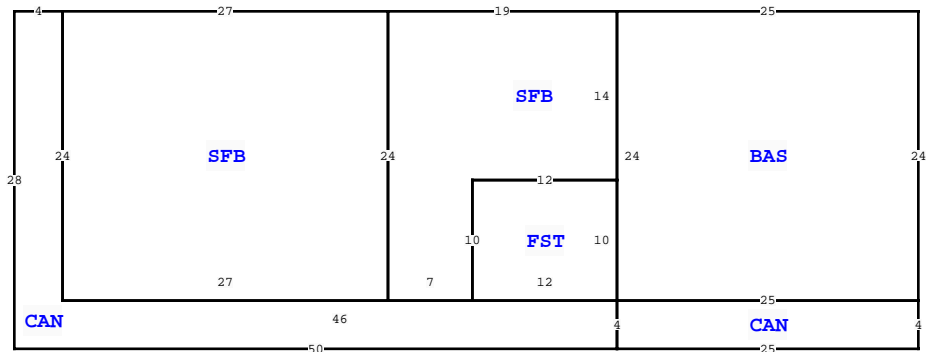
BUILDING NOTES

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\$.



BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
3900	HOTELS/MOTELS		06	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

3598 W US HIGHWAY 90 , LAKE CITY

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

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

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	
Total Acres: 4.03 Total Land Value: 1,627,480 Market: 0 Agricultural: 0 Common: 1,627,480																									

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	

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\$.

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

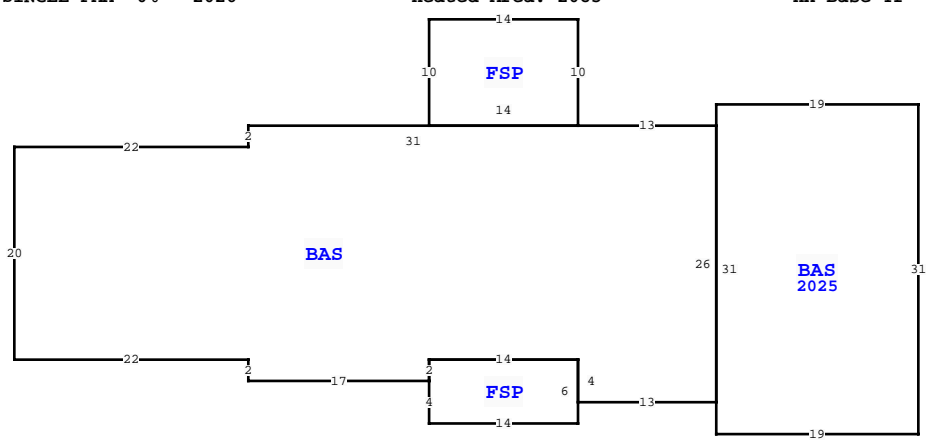
KESARI HOSPITALITY LLC
735 BLUE RIDGE DR
STREAMWOOD, IL 60107

2026

35-3S-16-02536-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,494	100	
BAS	589	100	2025
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	118.20	256,849	1998	1998	10	0	35.00	55.00
4 SINGLE FAM 0% - 2026 Heated Area: 2083 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 3 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

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						

EXTRA FEATURES		3598 W US HIGHWAY 90 , LAKE CITY														
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

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

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												
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