

COMM INTERS OF W LINE OF SW1/4
& S R/W US-90, RUN E ALONG
R/W 330.17 FT, S 210 FT, E

JAI SHREE KRISHNA
3696 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02539-000
VALUATION SUMMARY

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		344	100		
Frame	03	MASONRY	100		
Story Height		9	100		
RMS		94	100		
Stories	5.	5.	100		
Units		0	100		
Quality	06	06			
DOR CODE	3900HOTELS/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	12,065	100		12,065	736,346
CAN	1,189	30	2024	357	21,788
CAN	400	30		120	7,324
FUS	11,874	100		11,874	724,689
FUS	11,874	100		11,874	724,689
FUS	11,910	100		11,910	726,887
FUS	11,910	100		11,910	726,887
TOTALS	61,222			60,110	668,610

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4	HOTEL	LMTD	0%	- 0	5,167,056	2009	2009	13	0	16.00	71.00												
Heated Area: 59633 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2024	MLU	
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				3,668,610	
TOTAL MARKET OB/XF VALUE				183,037	
TOTAL LAND VALUE - MARKET				1,750,534	
TOTAL MARKET VALUE				5,602,181	
SOH/AGL Deduction				0	
ASSESSED VALUE				5,602,181	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				5,602,181	
TOTAL JUST VALUE				5,602,181	
NCON VALUE				1,800	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				5,654,840	
BLDG:4:1: NEW COMFORT INN & SUITES					
LAND:3:1: LOW WET AREA ON PARCEL					
PRMT:2:1: REMODEL RESTARAUNT-JADE FOUNTAIN					
PRMT:1:1: REMODEL MOTEL					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18-0631	COMMERCIAL	3,023	11/19/2018		
3514	DEMOLISH	25	12/22/2005		
3515	DEMOLISH	25	12/22/2005		
1946	REMODEL	406	11/02/2000		
1731	ADDN COMM	352	01/28/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/2022	12/08/2005	WD	U	I	07	2,500,000
GRANTOR: PRAPTI ENTERPRISES						
GRANTEE: DADA BHAGAVAN HOSPI						
0567/0891	7/01/1985	WD	Q	I	01	1,500,000
GRANTOR:						
GRANTEE:						

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	0295	SPKLR SYS	0	0	0	0	59,633.00	UT	0.85	0.85	100	2009	2009	3	100	50,688	
2	0297	SHED CONCR	0	0	46	9	414.00	UT	10.00	10.00	100	2009	2009	3	100	4,140	
3	0270	POOL COMM	0	0	33	18	594.00	UT	85.00	85.00	100	2009	2009	3	61	30,799	
4	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
5	0260	PAVEMENT-A	0	0	0	0	79,046.00	UT	0.85	0.85	100	2009	2009	3	100	67,189	
6	0166	CONC, PAVMT	0	0	0	0	1,862.00	UT	2.50	2.50	100	2009	2009	3	100	4,655	
7	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	13,500	
8	0164	CONC BIN	0	0	20	14	168.00	UT	12.00	12.00	100	2009	2009	3	100	2,016	
9	0140	CLFENCE	6	0	0	0	500.00	UT	8.50	8.50	100	2009	2009	3	100	4,250	
10	0119	MASONRY WA	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

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		CG	330.00	375.00	123,750.00	SF		1.00	1.00	0.90	15.00	13.50	1,670,625							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	96,276.00	SF		1.00	1.00	0.50	1.35	0.68	64,986							
3	1000	C	VACANT COMME	0		CG	0.00	0.00	110,540.74	SF		1.00	1.00	0.10	1.35	0.14	14,923							