

COMM INTERS OF W LINE OF SW1/4  
& S R/W US-90, RUN S ALONG W  
LINE OF SEC 433.42 FT TO POB,

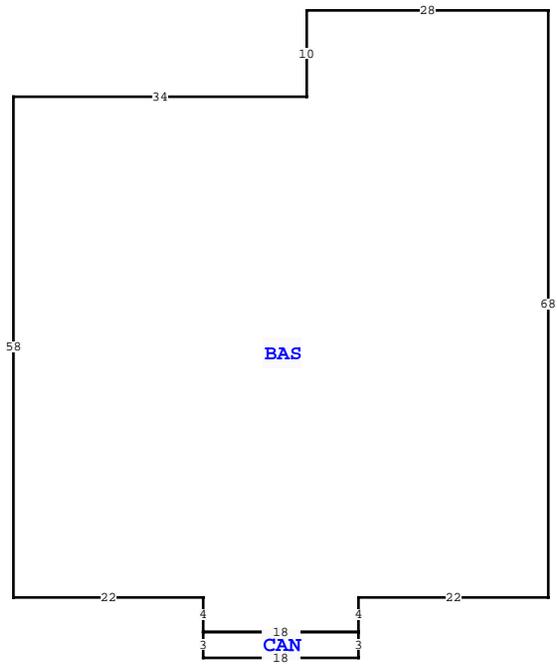
LAKE CITY HOTELS INC  
3696 W US HWY 90  
LAKE CITY, FL 32055

**2026**

35-3S-16-02540-000  


| BUILDING CHARACTERISTICS |                      | CONSTRUCTION   |         |
|--------------------------|----------------------|----------------|---------|
| ELEMENT                  | CD                   |                |         |
| Exterior Wall            | 17                   | MSNRY STUC 100 |         |
| Roof Structur            | 09                   | RIDGE FRME 100 |         |
| Roof Cover               | 04                   | BUILT-UP 100   |         |
| Interior Wall            | 05                   | DRYWALL 100    |         |
| Interior Floor           | 14                   | CARPET 80      |         |
| Interior Floor           | 15                   | HARDTILE 20    |         |
| Ceiling                  | 01                   | FIN.SUSPD 100  |         |
| Air Condition            | 06                   | ENG CENTRL 100 |         |
| Heating Type             | 09                   | ENG F AIR 100  |         |
| Fixtures                 |                      | 8 100          |         |
| Frame                    | 03                   | MASONRY 100    |         |
| Story Height             |                      | 12 100         |         |
| RMS                      |                      | 11 100         |         |
| Stories                  | 1.                   | 1. 100         |         |
| Units                    |                      | N/A 100        |         |
| Condition Adj            | 03                   | 03 100         |         |
| Quality                  | 07                   | 07             |         |
| DOR CODE                 | 1700 OFFICE BLD 1STY |                |         |
| MAP NUM                  |                      | MKT AREA       | 06      |
| NEIGHBORHOOD/LOC         | 35316.00 1.00/       |                |         |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE    | YEAR    |
| BAS                      | 3,948                | 100            |         |
| CAN                      | 54                   | 30             |         |
| TOTALS                   | 4,002                |                |         |
| TOTALS                   |                      | 3,964          | 344,887 |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                                 |  |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|---------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                                 |  |
| 1                  | OFFICE LOW | 0%        | - 2021      |                |                |     |     |      |      |      |        | Heated Area: 3948<br>HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 1       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 1              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  |             | 344,887 |
| TOTAL MARKET OB/XF VALUE  |  |             | 13,632  |
| TOTAL LAND VALUE - MARKET |  |             | 44,765  |
| TOTAL MARKET VALUE        |  |             | 403,284 |
| SOH/AGL Deduction         |  |             | 0       |
| ASSESSED VALUE            |  |             | 403,284 |
| TOTAL EXEMPTION VALUE     |  |             | 0       |
| BASE TAXABLE VALUE        |  |             | 403,284 |
| TOTAL JUST VALUE          |  |             | 403,284 |
| NCON VALUE                |  |             | 0       |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  |             | 397,687 |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 18-0631    | COMMERCIAL  | 3,023 | 11/19/2018 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1382/1888                      | 3/11/2019 | QC        | U   | V   | 11     | 25,000     |
| GRANTOR: JAI SHREE KRISHNA LAK |           |           |     |     |        |            |
| GRANTEE: LAKE CITY HOTELS IN   |           |           |     |     |        |            |
| 1380/2378                      | 3/11/2019 | QC        | U   | V   | 11     | 100        |
| GRANTOR: JAI SHREE KRISHNA LAK |           |           |     |     |        |            |
| GRANTEE: LAKE CITY HOTELS IN   |           |           |     |     |        |            |

| BLD DATE |          | LGL DATE  |         |
|----------|----------|-----------|---------|
| XF DATE  | INC DATE | LAND DATE | AG DATE |
|          |          |           |         |

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

| BUILDING DIMENSIONS                                       |  |
|---|--|
| BAS=[ORIG=25,21] S58 E22 S4 E18 N4 E22 N68 W28 S10 W34 \$ |  |
| CAN=[ORIG=47,83] E18 S3 W18 N3 \$                         |  |

| 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              | 0166       | CONC,PAVMT  | 0       | 0 | 0 | 2,048.00 | UT | 2.00  | 2.00           | 100       | 2021    | 2020        |   | 100    | 4,096           |       |
| 2              | 0260       | PAVEMENT-A  | 0       | 0 | 0 | 5,960.00 | UT | 1.60  | 1.60           | 100       | 2021    | 2020        |   | 100    | 9,536           |       |

| 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 |
| 1                | 1700     | C   | 1STORY OFF           | 0   |     | CG       | 0.00  | 0.00  | 33,159.26   | SF        |     | 1.00      | 1.00   | 1.00        | 1.35       | 1.35           | 44,765     |                             |      |         |      |     |    |        |