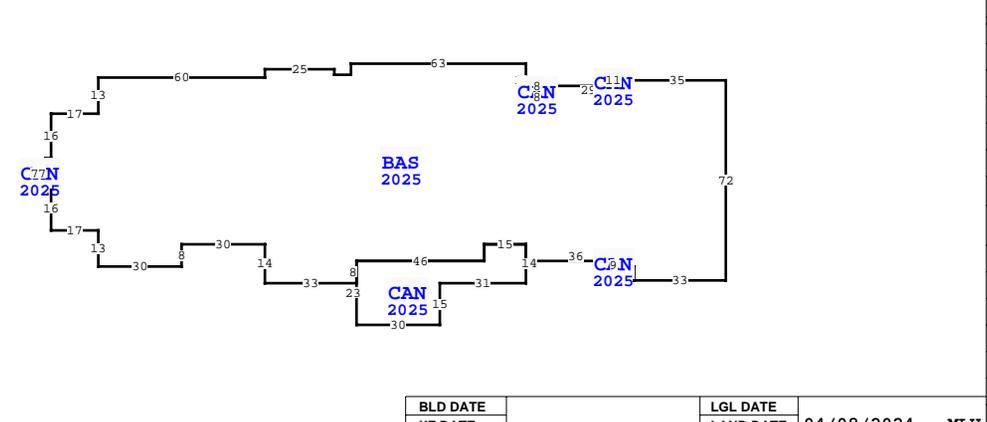


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	446 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	115 100
Stories	5. 5. 100
Units	N/A 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	HOTEL LMTD	0%	- 2025		Heated Area: 73431					HX Base Yr		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		6,356,530	
TOTAL MARKET OB/XF VALUE		369,696	
TOTAL LAND VALUE - MARKET		1,692,300	
TOTAL MARKET VALUE		8,418,526	
SOH/AGL Deduction		0	
ASSESSED VALUE		8,418,526	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		8,418,526	
TOTAL JUST VALUE		8,418,526	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		8,142,942	

Quality		06 06			
DOR CODE		3900HOTELS/MOTELS			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC		35316.050 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,159	100	2025	16,159	390,655
CAN	18	30	2025	5	431
CAN	22	30	2025	7	603
CAN	28	30	2025	8	688
CAN	32	30	2025	10	860
CAN	1,028	30	2025	308	26,506
FST	153	60	2025	92	7,918
FUS	57,272	100	2025	57,272	928,868
TOTALS	74,712			73,861	356,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-032	NEW POOL		02/05/2024
000046333	New Commercial Co	10,000,000	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1277	7/31/2021	WD	U	V	11	100

GRANTOR: JAI SHREE KRISHNA LAK
GRANTEE: INN OF COMMERCE LLC
1402/2682 | 1/06/2020 | WD | Q | V | 01 | 1,400,000
GRANTOR: KAVEPS LAKE CITY LLC
GRANTEE: JAI SHREE KRISHNA L

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	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2025	2024		100	18,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
3	0166	CONC, PAVMT	0	0	0	0	7,516.00	UT	3.00	3.00	100	2025	2024		100	22,548	
4	0260	PAVEMENT-A	0	0	0	0	45,850.00	UT	2.00	2.00	100	2025	2024		100	91,700	
5	0164	CONC BIN	0	0	15	15	225.00	UT	12.00	12.00	100	2025	2024		100	2,700	
6	0297	SHED CONCR	0	0	15	10	150.00	UT	13.00	13.00	100	2025	2024		100	1,950	
7	0120	CLFENCE 4	0	0	0	0	257.00	UT	5.50	5.50	100	2025	2024		100	1,414	
8	0119	MASONRY WA	0	0	0	0	132.00	UT	6.50	6.50	100	2025	2024		100	858	
9	0295	SPKLR SYS	0	0	0	0	73,431.00	UT	2.50	2.50	100	2025	2024		100	183,578	
10	0270	POOL COMM	0	0	0	0	560.00	UT	85.00	85.00	100	2025	2024		98	46,648	

TOTAL OB/XF																								
369,696																								
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		CHI	0.00	0.00	112,820.00	SF		1.00	1.00	1.00	15.00	15.00	1,692,300							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=-193,-83] W35 S2 W29 S4 W8 N12 W63 S4 W6 N2 W25 S3 W60 S13 W17 S16 W2 S10 E2 S16 E17 S13 E30 N8 E30 S14 E33 N8 E46 N6 E15 S6 E36 S2 E3 S5 E33 N72 \$												
FUS=[YR=2025;MULTIPLIER=4;ORIG=-196,-215] S16 W4 S9 E4 S16 W17 S13 W29 N2 W25 N6 W16 S6 W46 S8 W32 N14 W31 S8 W29 N13 W17 N16 E4 N9 W4 N16 E17 N13 E29 S8 E31 N8 E32 S2 E30 S6 E32 N6 E25 N2 E29 S13 E17 \$												
CAN=[YR=2025;ORIG=-326,5] N23 E46 N6 E15 S14 W31 S15 W30 \$												
FST=[YR=2025;ORIG=-192,-133] E17 S9 W17 N9 \$												
CAN=[YR=2025;ORIG=-265,-77] N4 E8 S4 W8 \$												
CAN=[YR=2025;ORIG=-438,-53] S7 W4 N7 E4 \$												
CAN=[YR=2025;ORIG=-228,-83] S2 W11 N2 E11 \$												

REVIEW DATE 03/24/2025 BY Thomas Total Acres: 2.59 Total Land Value: 1,692,300 Market: 0 Agricultural: 0 Common: 1,692,300 PRINTED 05/08/2026 BY SYS																								
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