LOT 2 CORNER AT COMMERCE BLVD S/
WD 1402-2682, WD 1445-1277,

INN OF COMMERCE LLC
3696 W US HWY 90
LAKE CITY, FL 32055

2027

35-3S-16-02545-102

BUILDING CHARACTERISTICS

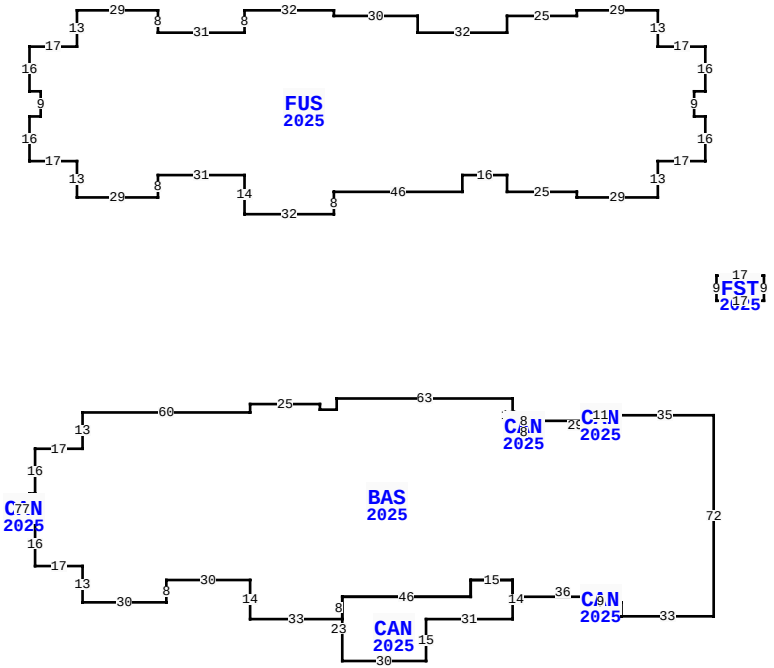
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		446 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		115 100
Stories	5.	5. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	3900	HOTELS/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	1,371,938
CAN	18	30	2025	5	425
CAN	22	30	2025	7	594
CAN	28	30	2025	8	679
CAN	32	30	2025	10	849
CAN	1,028	30	2025	308	26,150
FST	153	60	2025	92	7,811
FUS	57,272	100	2025	57,272	4,862,531
TOTALS	74,712			73,861	6,270,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	73,861	117.4765	85.76	6,334,319	2024	2024	0	0	0	1.00	99.00

1 HOTEL LMTD 0% - 2025 Heated Area: 73431 HX Base Yr



178 NW COMMERCE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	6,270,976
TOTAL MARKET OB/XF VALUE	369,696
TOTAL LAND VALUE - MARKET	1,805,120
TOTAL MARKET VALUE	8,445,792
SOH/AGL Deduction	0
ASSESSED VALUE	8,445,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,445,792
TOTAL JUST VALUE	8,445,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,445,792

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						

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 $

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	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	

LAND DESCRIPTION

TOTAL OB/XF 369,696

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	3910	C	HOTEL	0		CHI	0.00	0.00	112,820.00	SF		1.00	1.00	1.00	16.00	16.00	1,805,120							

REVIEW DATE 03/24/2025 BY Thomas Total Acres: 2.59 Total Land Value: 1,805,120 Market: 0 Agricultural: 0 Common: 1,805,120 PRINTED 11/17/2026 BY SYS