

COM NE COR OF SE1/4 OF SW1/4,
 RUN S 153.76 FT TO C/L US-90,
 SW ALONG C/L 138.56 FT, N 79

CALI DRIVE HOTEL LLC
 404 HALL OF FAME DR
 LAKE CITY, FL 32055

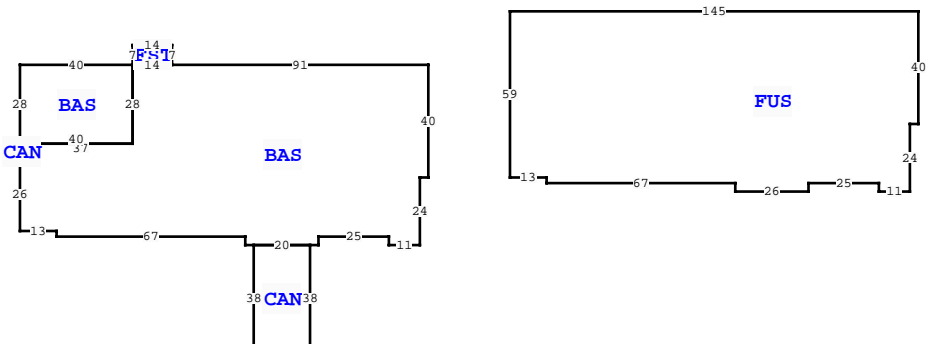
2026

35-3S-16-02556-002


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 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		303 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		107 100
Stories	6.	6. 100
Units		N/A 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	HOTEL LMTD	0%	- 2021		4,586,616	2020	2020	0	0	4.00	96.00

Heated Area: 53187 HX Base Yr



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		4,403,151
TOTAL MARKET OB/XF VALUE		248,469
TOTAL LAND VALUE - MARKET		484,393
TOTAL MARKET VALUE		5,136,013
SOH/AGL Deduction		0
ASSESSED VALUE		5,136,013
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		5,136,013
TOTAL JUST VALUE		5,136,013
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		5,138,380

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	92,209
BAS	7,732	100		7,732	636,572
CAN	26	30		8	659
CAN	760	30		228	18,771
FST	98	60		59	4,858
FUS	44,335	100		44,335	650,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-420	COMMERCIAL	792	08/03/2018
17-993	COMMERCIAL	0	12/19/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/1179	11/20/2017	WD	U	I	30	22,000

GRANTOR	GRANTEE	DATE	TYPE	Q	V	RSN	PRICE
MORPHEUS GROUP LLC	CALI DRIVE HOTEL LL	12/03/2009	WD	U	I	30	15,600

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	53,187.00	UT	2.50	2.50	100	2021	2020		100	132,968	
2	0260	PAVEMENT-A	0	0	0	0	40,832.00	UT	1.60	1.60	100	2021	2020		100	65,331	
3	0166	CONC, PAVMT	0	0	0	0	2,340.00	UT	2.00	2.00	100	2021	2020		100	4,680	
4	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2021	2020		100	9,000	
5	0164	CONC BIN	0	0	14	10	140.00	UT	11.00	11.00	100	2021	2020		100	1,540	
6	0169	FENCE/WOOD	0	0	0	0	72.00	UT	15.50	15.50	100	2021	2020		100	1,116	
7	0140	CLFENCE 6	0	0	0	0	320.00	UT	7.50	7.50	100	2021	2020		100	2,400	
8	0119	MASONRY WA	0	0	0	0	1,980.00	UT	6.50	6.50	100	2021	2020		100	12,870	
9	0270	POOL COMM	0	0	20	12	240.00	UT	85.00	85.00	100	2021	2020		91	18,564	

TOTALS		54,071	53,482	4,403,151
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/11/2026	MLU

SALES DATA	
GRANTOR: MORPHEUS GROUP LLC	GRANTEE: CALI DRIVE HOTEL LL
GRANTOR: MAHENDRA PATEL	GRANTEE: MORPHEUS GROUP LLC

BUILDING NOTES	
FUS=[MULTIPLIER=5;ORIG=154,-19] S59 E13 S2 E67 S3 E26 N3 E25 S3 E11 N24 E3 N40 W145 \$	
BAS=[ORIG=20,0] S28 W37 S5 W3 S26 E13 S2 E67 S3 E3 E20 E3 N3 E25 S3 E11 N24 E3 N40 W91 W14 \$	
BAS=[ORIG=-20,0] E40 S28 W40 N28 \$	
CAN=[ORIG=63,64] E20 S38 W20 N38 \$	
FST=[ORIG=20,-7] E14 S7 W14 N7 \$	
CAN=[ORIG=-22,28.6] U0.6R2.4 D0.6R2.8 S5 U0.2L2.8 D0.2L2.4 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF														248,469								
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	3910	C	HOTEL	0		CHI	0.00	0.00	69,696.00	SF		1.00	1.00	0.63	11.00	6.93	482,993							
2	3910	C	HOTEL	0		CHI	0.00	0.00	0.10	AC		1.00	1.00	1.00	14,000.00	14,000.00	1,400							