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

2027

35-3S-16-02556-002

BUILDING CHARACTERISTICS

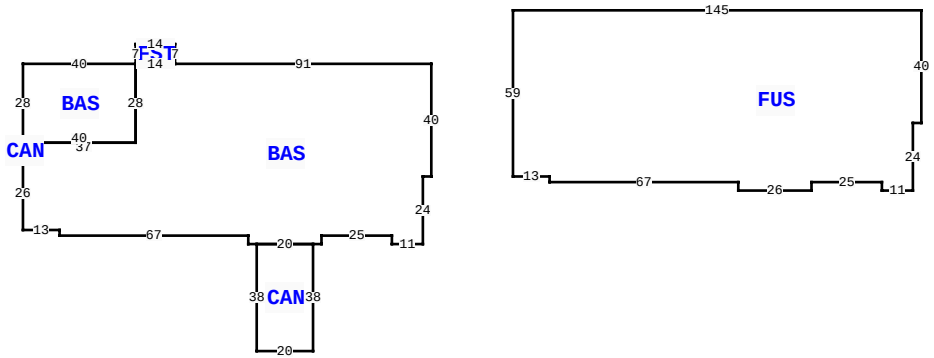
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		303 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		107 100
Stories	6.	6. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	3900	HOTELS/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	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	3,650,083
TOTALS	54,071			53,482	4,403,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	53,482	117.4765	85.76	4,586,616	2020	2020	0	0	0	4.00	96.00

2 HOTEL LMTD 0% - 2021 Heated Area: 53187 HX Base Yr



149 NW CALI DR, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	5,136,013

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

SALES DATA

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: MORPHEUS GROUP LLC						
GRANTEE: CALI DRIVE HOTEL LL						
1186/0805	12/03/2009	WD	U	I	30	15,600
GRANTOR: MAHENDRA PATEL						
GRANTEE: MORPHEUS GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
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LAND DESCRIPTION

TOTAL OB/XF 248,469

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	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							

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.70 Total Land Value: 484,393 Market: 0 Agricultural: 0 Common: 484,393 PRINTED 11/16/2026 BY SYS