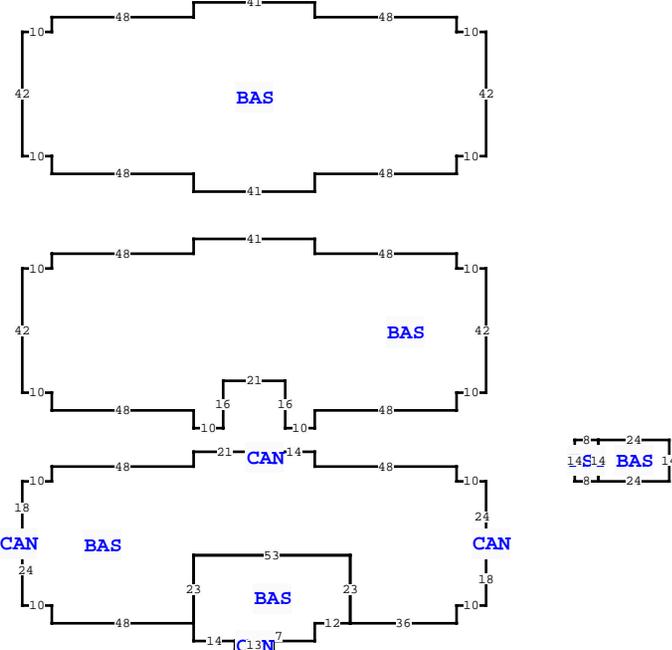




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		165 100
Frame	06	FIREPROOF 100
Story Height		10 100
RMS		55 100
Stories	3.	3. 100
Units		0 100
Condition Adj	02	02 100

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%	- 2026		Heated Area: 25632					HX Base Yr		



Quality	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	3900			HOTELS/MOTELS
			06	
		35316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	12,736
BAS	1,465	100		1,465	55,532
BAS	7,063	100		7,063	267,730
BAS	8,216	100		8,216	311,436
BAS	8,552	100		8,552	324,172
CAN	18	30		5	190
CAN	18	30		5	190
CAN	24	30		7	265
CAN	39	30		12	455
FST	112	60		67	2,540
TOTALS	25,843			25,728	975,246

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	0260	PAVEMENT-A	0	0	0	0	28,982.00	UT	1.10	1.10	100	0	0	3	100	31,880	
2	0166	CONC, PAVMT	0	0	0	0	2,924.00	UT	2.00	2.00	100	1999	1999	3	100	5,848	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1999	1999	3	100	4,000	
4	0295	SPKLR SYS	0	0	0	0	25,632.00	UT	1.50	1.50	100	1999	1999	3	100	38,448	
5	0270	POOL COMM	0	0	32	16	512.00	UT	85.00	85.00	100	1999	1999	3	40	17,408	
6	0169	FENCE/WOOD	0	0	0	0	138.00	UT	6.00	6.00	100	1999	1999	3	100	828	
7	0169	FENCE/WOOD	0	0	0	0	474.00	UT	6.00	6.00	100	1999	1999	3	100	2,844	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3900	C	MOTEL	0		00	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	10.00	10.00	631,620							
2	9630	C	SWAMP	0		CI	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	0.25	0.25	15,790							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		975,246	
TOTAL MARKET OB/XF VALUE		101,256	
TOTAL LAND VALUE - MARKET		647,410	
TOTAL MARKET VALUE		1,723,912	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,723,912	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,723,912	
TOTAL JUST VALUE		1,723,912	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,856,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046389	Signs - New or Ex	11,000	01/27/2023
1345	POOL	100	06/08/1999
1345	COMMERCIAL	2,897	08/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2410	1/24/2025	WD	U	I	35	4,700,000

BUILDING NOTES						
GRANTOR: AKSHAR MOTEL LLC						
GRANTEE: MAHESHWARA LLC						
1330/1724	2/06/2017	WD	U	I	35	3,850,000
GRANTOR: COLFIN JIH AHI PROPER						
GRANTEE: AKSHAR MOTEL LLC						

BUILDING DIMENSIONS												
BAS= W10 N5 W48 N5 W14 CAN= W6 S4 E6 N4\$ S4 W6 N4 W21 S5 W48 S5W10 S18 CAN= W3 S6 E3 N6\$ S24 E10 S6 E48 BAS= S6 E14 CAN= S3 E13 N3 W13\$E27 N6 E12 N23 W53 S23\$ N23 E53 S23 E36 N6 E10 N18 CAN= E3 N6 W3 S6\$ N24\$ PTR= N30 BAS= N42 W10 N5 W48 N5 W41 S5 W48 S5 W10 S42 E10 S6 E48 S6 E10 N16 E21 S16 E10 N6 E48 N6 E10\$ S30 PTR= N110 BAS= N42 W10 N5W48 N5 W41 S5 W48 S5 W10 S42 E10 S6 E48 S6 E41 N6 E48 N6 E10\$ S110\$ PTR= E30 FST= E8 BAS= E24 N14 W24 S14\$ N14 W8 S14\$ W30\$.												