BEG SW COR OF SE1/4, RUN N 169.7 TO E R/W COMMERCE BLVD, N ALONG 67.16 FT, CONT E 481.91 FT, S 25

MAHESHWARA LLC
5144 SW 82ND TER
GAINESVILLE, FL 32608

**2027**

**35-3S-16-02563-003**

## BUILDING CHARACTERISTICS

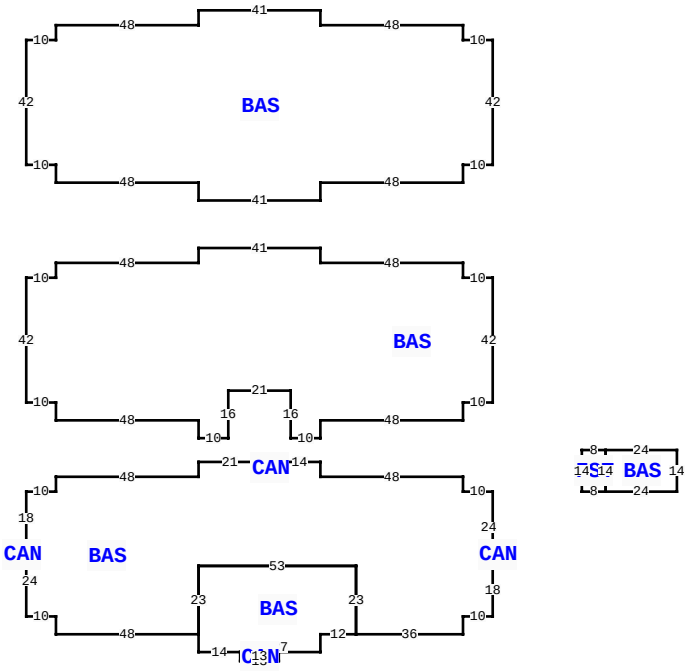
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| 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 |
| Quality | 05 | 05 |
| 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 | 336 | 100 | | 336 | 12,565 |
| BAS | 1,465 | 100 | | 1,465 | 54,783 |
| BAS | 7,063 | 100 | | 7,063 | 264,117 |
| BAS | 8,216 | 100 | | 8,216 | 307,233 |
| BAS | 8,552 | 100 | | 8,552 | 319,798 |
| CAN | 18 | 30 | | 5 | 187 |
| CAN | 18 | 30 | | 5 | 187 |
| CAN | 24 | 30 | | 7 | 262 |
| CAN | 39 | 30 | | 12 | 449 |
| FST | 112 | 60 | | 67 | 2,505 |
| TOTALS | 25,843 | | | 25,728 | 962,086 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4500 | 07 | 25,728 | 93.1352 | 67.99 | 1,749,247 | 1999 | 1999 | 10 | 0 | 0 | 35.00 | 55.00 |

1 HOTEL LMTD 0% - 2026 Heated Area: 25632 HX Base Yr




285 SW COMMERCE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 962,086 |
| TOTAL MARKET OB/XF VALUE | 101,256 |
| TOTAL LAND VALUE - MARKET | 710,572 |
| TOTAL MARKET VALUE | 1,773,914 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,773,914 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,773,914 |
| TOTAL JUST VALUE | 1,773,914 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,773,914 |

| 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 |
| 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 NOTES

### 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$.

## LAND DESCRIPTION

TOTAL OB/XF 101,256

| 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 | 3900 | C | MOTEL | 0 | | 00 | 0.00 | 0.00 | 63,162.00 | SF | | 1.00 | 1.00 | 1.00 | 11.00 | 11.00 | 694,782 | | | | | | | |
| 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 | | | | | | | |

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.90 Total Land Value: 710,572 Market: 0 Agricultural: 0 Common: 710,572 PRINTED 11/17/2026 BY SYS