

COMM AT THE SE COR OF SW1/4 RUN
179.71 FT CONT NW 256.91 FT, FOR
425.68 FT, NE 54.27 FT EAST 76.1

ZEN REAL ESTATE LLC
3340 WEST US HWY 90
LAKE CITY, FL 32025

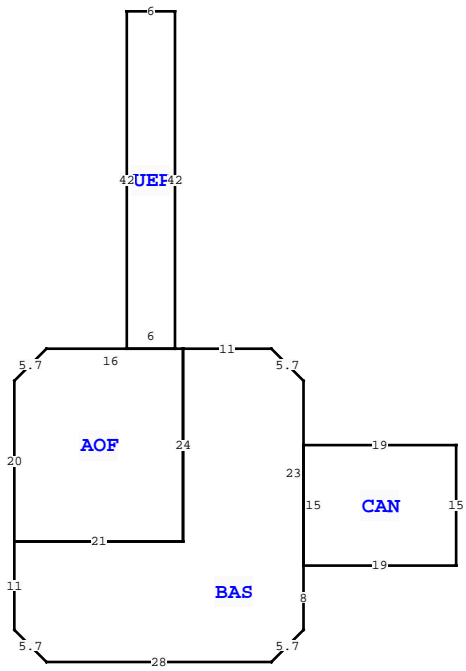
2026

35-3S-16-02564-001



ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	3	100
Stories	1.	1.100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOTEL	0%	- 2024									
				Heated Area: 1372								
					HX Base Yr							



Quality	03	03			
DOR CODE	3900HOTELS/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
AOF	496	110		546	11,730
BAS	876	100		876	18,820
CAN	285	30		86	1,848
UEP	252	50		126	2,707
TOTALS	1,909			1,634	35,105

3340 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	646,577		
TOTAL MARKET OB/XF VALUE	30,609		
TOTAL LAND VALUE - MARKET	702,670		
TOTAL MARKET VALUE	1,379,856		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,379,856		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,379,856		
TOTAL JUST VALUE	1,379,856		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,379,856		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2161	REMODEL	5	08/17/2001
2085	POOL	50	08/03/2001
1735	REMODEL	188	03/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/644	12/20/2023	WD	U	I	35	2,565,000
GRANTOR: AUM SAI INC						
GRANTEE: ZEN REAL ESTATE LLC						
1013/2374	4/22/2004	WD	Q	I		1,800,000
GRANTOR: SHREE HOSPITALITY						
GRANTEE: AUM SAI INC						

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	30,375.00	UT	0.90	0.90	25	1993	1993	3	25	6,834	
2	0166	CONC, PAVMT	0	0	0	0	850.00	UT	1.50	1.50	100	0	0	3	100	1,275	
3	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	1993	1993	3	100	3,000	
4	0253	LIGHTING	0	0	0	0	3.00	UT	300.00	300.00	100	1993	1993	3	100	900	
5	0270	POOL COMM	0	0	15	30	450.00	UT	85.00	85.00	100	2001	2001	3	40	15,300	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS
AOF= W1 UEP= N42 W6 S42 E6S W16 L4 D4 S20 BAS= S11 D4 R4 E28 R4 U4 N8 CAN= E19 N15 W19 S15S N23 U4 L4 W11 S24 W21S E21 N24S.

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	DPH 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		CHI	0.00	0.00	70,267.00	SF		1.00	1.00	1.00	10.00	10.00	702,670							

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425.68 FT, NE 54.27 FT EAST 76.1

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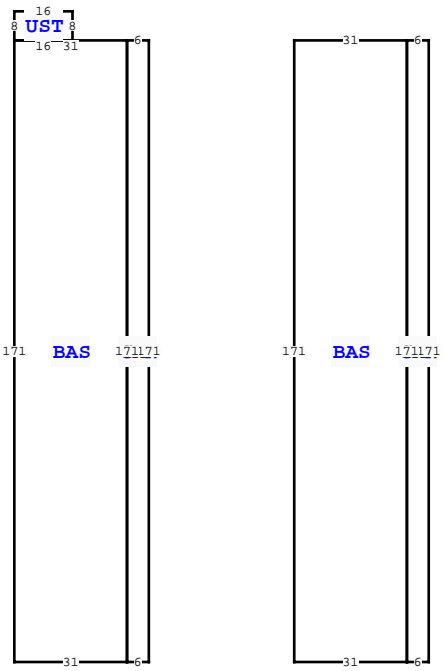
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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Roof Structur	04	WOOD	TRUSS	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		100	
Ceiling	02	F.NOT	SUS	100	
Air Condition	02	WINDOW		100	
Heating Type	03	FORCED	AIR	100	
Fixtures		72		100	
Frame	03	MASONRY		100	
Story Height		0		100	
RMS		24		100	
Stories	2.	2.		100	
Units		0		100	
Condition Adj	03	03		100	
Quality	03	03			
DOR CODE	3900HOTELS/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	5,301	100		5,301	108,289
BAS	5,301	100		5,301	108,289
CAN	1,026	30		308	6,292
CAN	1,026	30		308	6,292
UST	128	40		51	1,042
TOTALS	12,782			11,269	230,203

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
2	MOTEL	0%	- 2024													
Heated Area: 10602						HX Base Yr										
3340 W US HIGHWAY 90 , LAKE CITY																
BLD DATE			LGL DATE			04/09/2024			MLU							
XF DATE			LAND DATE													
INC DATE			AG DATE													
L	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
TOTAL OB/XF 0																



COLUMBIA COUNTY PROPERTY										PAGE 2 of 4	1		
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 1		Standard	
BUILDING MARKET VALUE										Tax Dist:		646,577	
TOTAL MARKET OB/XF VALUE												30,609	
TOTAL LAND VALUE - MARKET												702,670	
TOTAL MARKET VALUE												1,379,856	
SOH/AGL Deduction												0	
ASSESSED VALUE												1,379,856	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												1,379,856	
TOTAL JUST VALUE												1,379,856	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												1,379,856	
PERMIT NUM										DESCRIPTION		AMT	ISSUED
SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE			
1515/644		12/20/2023		WD U		I		35		2,565,000			
GRANTOR: AUM SAI INC													
GRANTEE: ZEN REAL ESTATE LLC													
1013/2374		4/22/2004		WD Q		I				1,800,000			
GRANTOR: SHREE HOSPITALITY													
GRANTEE: AUM SAI INC													
BUILDING NOTES													
BUILDING DIMENSIONS													
CAN= N171 W6 S171 BAS= N171 W31 UST= N8 E16 S8 W16 \$ S171 E31\$ E6\$ PTR=E40 BAS= E31 CAN= E6 N171 W6 S171\$ N171 W31 S171\$ W40\$.													

LAND DESCRIPTION										TOTAL OB/XF										0				
L	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

COMM AT THE SE COR OF SW1/4 RUN
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425.68 FT, NE 54.27 FT EAST 76.1

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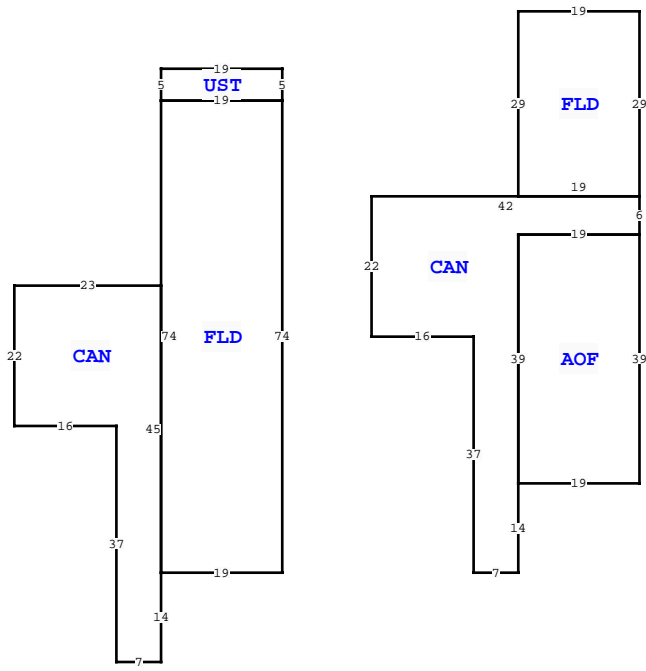
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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Roof Structur	04	WOOD	TRUSS	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Ceiling	02	F.NOT	SUS	100	
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED	AIR	100	
Fixtures	4	100			
Frame	03	MASONRY	100		
Story Height	0	100			
RMS	4	100			
Stories	2.	2.100			
Units	0	100			
Condition Adj	03	03	100		
Quality	03	03			
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
AOF	741	110		815	18,210
CAN	765	30		230	5,139
CAN	879	30		264	5,899
FLD	551	60		331	7,396
FLD	1,406	60		844	18,858
UST	95	40		38	849
TOTALS	4,437			2,522	56,352

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOTEL	0%	2024								
Heated Area: 741						HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 3 of 4	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		646,577				
TOTAL MARKET OB/XF VALUE		30,609				
TOTAL LAND VALUE - MARKET		702,670				
TOTAL MARKET VALUE		1,379,856				
SOH/AGL Deduction		0				
ASSESSED VALUE		1,379,856				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		1,379,856				
TOTAL JUST VALUE		1,379,856				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		1,379,856				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/644	12/20/2023	WD	U	I	35	2,565,000
GRANTOR: AUM SAI INC						
GRANTEE: ZEN REAL ESTATE LLC						
1013/2374	4/22/2004	WD	Q	I		1,800,000
GRANTOR: SHREE HOSPITALITY						
GRANTEE: AUM SAI INC						
BUILDING NOTES						
BUILDING DIMENSIONS						
FLD= W19 CAN= S14 W7 N37 W16N22 E23 S45\$ N74 UST= N5 E19S5 W19\$ E19 S74 \$ PTR=E30 CAN= E7 N14 AOF= E19 N39 W19S39\$ N39 E19 N6 FLD= N29 W19 S29 E19\$ W42 S22 E16 S37\$ W30\$.						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COMM AT THE SE COR OF SW1/4 RUN
179.71 FT CONT NW 256.91 FT, FOR
425.68 FT, NE 54.27 FT EAST 76.1

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LAKE CITY, FL 32025

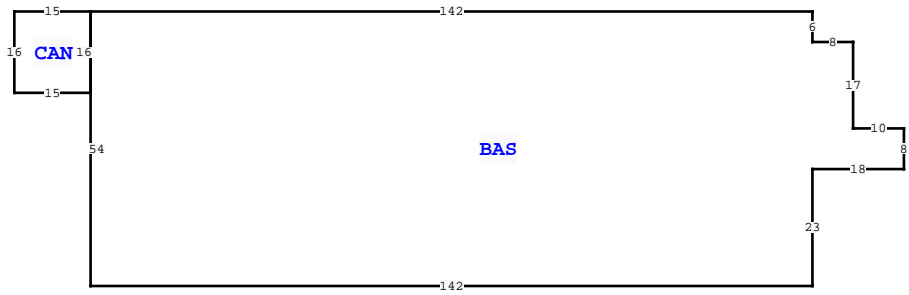
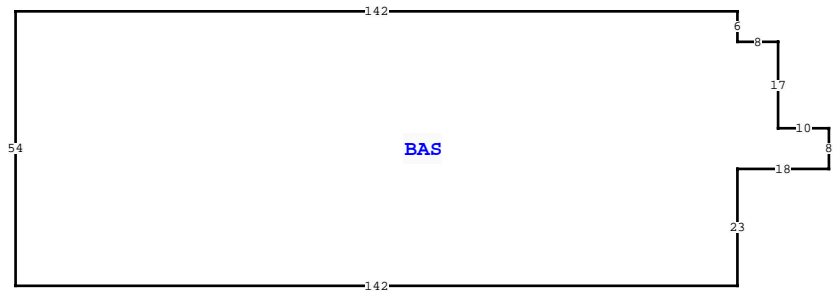
2026

35-3S-16-02564-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	112 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	40 100
Stories	2. 2. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	MOTEL	0%	2024									



Quality	03 03				
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	7,948	100		7,948	161,726
BAS	7,948	100		7,948	161,726
CAN	240	30		72	1,465
TOTALS	16,136			15,968	324,917

3340 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L	OB/XF	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

LAND DESCRIPTION															TOTAL OB/XF									
L	USE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		646,577	
TOTAL MARKET OB/XF VALUE		30,609	
TOTAL LAND VALUE - MARKET		702,670	
TOTAL MARKET VALUE		1,379,856	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,379,856	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,379,856	
TOTAL JUST VALUE		1,379,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,379,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/644	12/20/2023	WD	U	I	35	2,565,000
GRANTOR: AUM SAI INC						
GRANTEE: ZEN REAL ESTATE LLC						
1013/2374	4/22/2004	WD	Q	I		1,800,000
GRANTOR: SHREE HOSPITALITY						
GRANTEE: AUM SAI INC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W142 CAN= W15 S16 E15 N16\$ S54 E142 N23 E18 N8 W10 N17 W8 N6\$ PTR= N20 BAS= N23 E18 N8 W10 N17 W8 N6 W142 S54 E142\$ S20\$.