

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

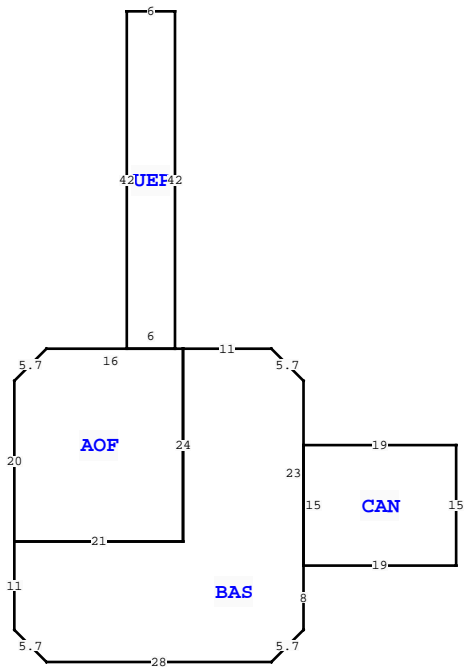
ZEN REAL ESTATE LLC  
P O BOX 16285  
LAKE CITY, FL 32025

**2026**

35-3S-16-02564-001  
VALUATION SUMMARY PAGE 1 of 4

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	05/11/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	30,375.00	UT	0.90	0.90	25
2	0166	CONC,PAVMT	0	0	0	0	850.00	UT	1.50	1.50	100
3	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100
4	0253	LIGHTING	0	0	0	0	3.00	UT	300.00	300.00	100
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100
8	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 14,909

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3900	C	MOTEL	0		CHI	0.00	0.00	70,267.00	SF	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11.00	11.00	772,937							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		646,577	
TOTAL MARKET OB/XF VALUE		14,909	
TOTAL LAND VALUE - MARKET		772,937	
TOTAL MARKET VALUE		1,434,423	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,434,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,434,423	
TOTAL JUST VALUE		1,434,423	
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						

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.	

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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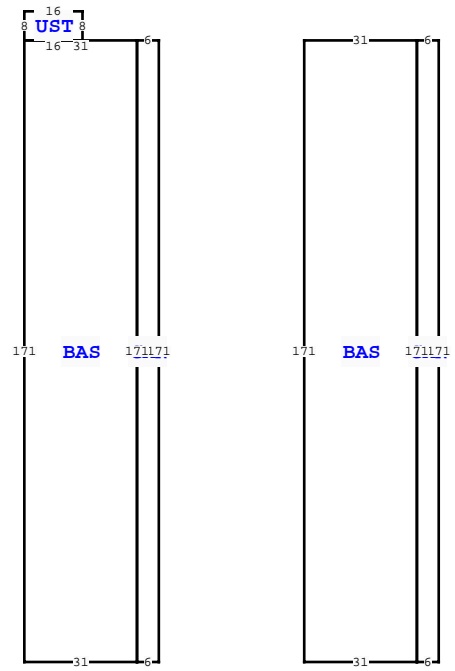
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Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	72	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	24	100
Stories	2.	2. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4600	07	11,269	86.5517	51.07	575,508	1965	1985	10	0	50.00	40.00		
2 MOTEL 0% - 2024 Heated Area: 10602 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
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

3340 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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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

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	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			646,577
TOTAL MARKET OB/XF VALUE			14,909
TOTAL LAND VALUE - MARKET			772,937
TOTAL MARKET VALUE			1,434,423
SOH/AGL Deduction			0
ASSESSED VALUE			1,434,423
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,434,423
TOTAL JUST VALUE			1,434,423
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
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\$.

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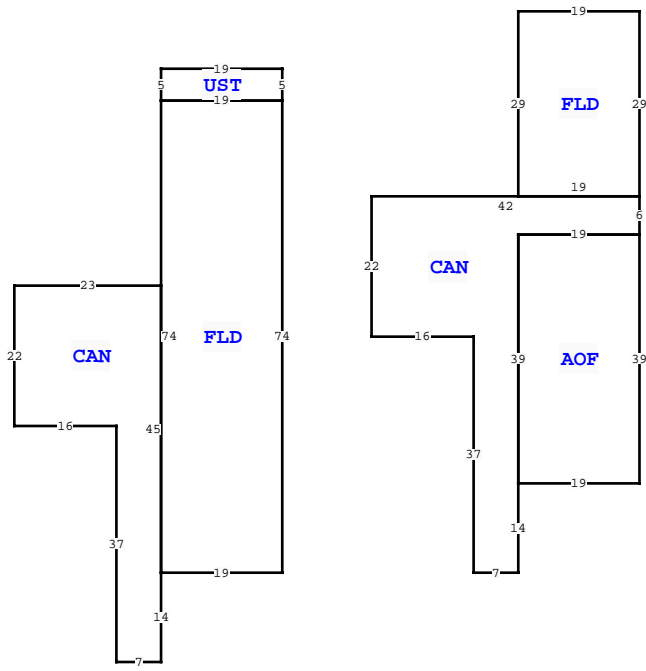
2026

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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	
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Tax Group: 1	Tax Dist:					
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INCOME VALUE						
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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	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								
0																									

