

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

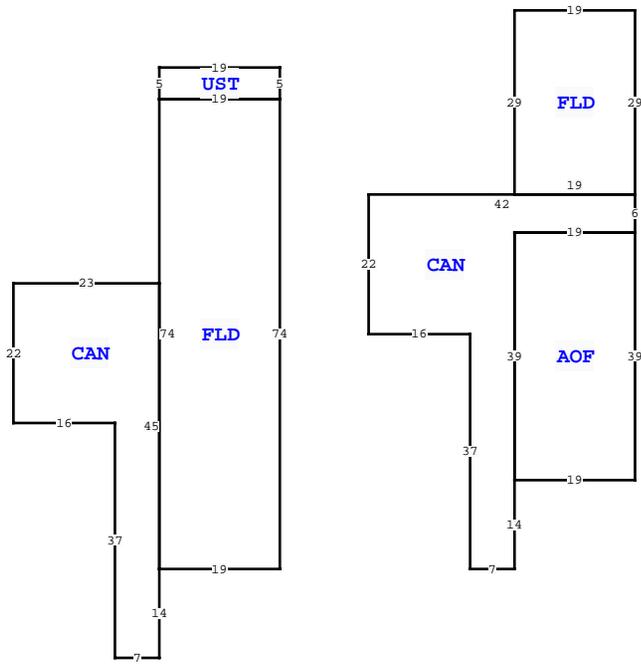
2026

35-3S-16-02564-001



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	18,520
CAN	765	30		230	5,226
CAN	879	30		264	5,999
FLD	551	60		331	7,522
FLD	1,406	60		844	19,179
UST	95	40		38	864
TOTALS	4,437			2,522	57,310

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	657,500																							
TOTAL MARKET OB/XF VALUE	14,909																							
TOTAL LAND VALUE - MARKET	702,670																							
TOTAL MARKET VALUE	1,375,079																							
SOH/AGL Deduction	0																							
ASSESSED VALUE	1,375,079																							
TOTAL EXEMPTION VALUE	0																							
BASE TAXABLE VALUE	1,375,079																							
TOTAL JUST VALUE	1,375,079																							
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																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
3340 W US HIGHWAY 90 , LAKE CITY						04/09/2024 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
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						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\$.																		
TOTAL OB/XF						0																		
LAND DESCRIPTION																								
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

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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	
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	7,948	100		7,948	164,460
BAS	7,948	100		7,948	164,460
CAN	240	30		72	1,490
TOTALS	16,136			15,968	330,410

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								
Heated Area: 15896						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								

COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		657,500	
TOTAL MARKET OB/XF VALUE		14,909	
TOTAL LAND VALUE - MARKET		702,670	
TOTAL MARKET VALUE		1,375,079	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,375,079	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,375,079	
TOTAL JUST VALUE		1,375,079	
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\$.	

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