COMM SE COR OF SEC, RUN W 277 FT
FOR POB, RUN W W 100 FT, N 455.3
FT, S 455.07 FT TO POB. (BEING P

GLOBAL 50 LLC
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

35-3S-16-02578-001

BUILDING CHARACTERISTICS

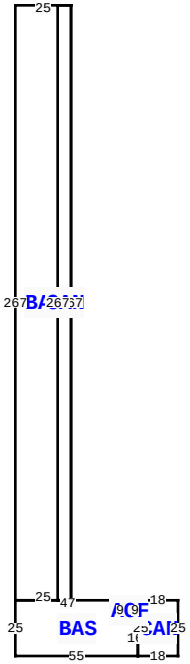
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		60 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	72	110		79	1,927
BAS	1,303	100		1,303	31,787
BAS	6,675	100		6,675	162,837
CAN	450	30		135	3,294
CAN	1,602	30		481	11,734
TOTALS	10,102			8,673	211,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	8,673	82.7000	48.79	423,156	1972	1972	0	0	0	50.00	50.00

1 MOTEL 0% - 2024 Heated Area: 8050 HX Base Yr



2764 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	211,578
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	564,500
TOTAL MARKET VALUE	781,178
SOH/AGL Deduction	0
ASSESSED VALUE	781,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	781,178
TOTAL JUST VALUE	781,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2173	1/26/2023	WD	U	I	37	1,000,000
GRANTOR: UJASH CORPORATION						
GRANTEE: GLOBAL 50 LLC						
0873/1459	1/13/1999	WD	Q	I	01	322,700
GRANTOR: SURESH C PATEL						
GRANTEE: UJASH CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S267 BAS= S25 E55 CAN= E18 N25 W18 S25$ N16 W8 N9
AOF= E8S9 W8 N9$ W47$ E25 CAN= N267 W6 S267 E6$ N267$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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		CG	100.00	375.00	37,500.00	SF		1.00	1.00	0.90	16.00	14.40	540,000							
2	3900	C	MOTEL	0		00	0.00	0.00	7,000.00	SF		1.00	1.00	1.00	3.50	3.50	24,500							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.02 Total Land Value: 564,500 Market: 0 Agricultural: 0 Common: 564,500 PRINTED 06/19/2026 BY SYS