

COMM SE COR OF LOT 8 LAKE
HARRIS FARMS S/D, NE 209.90
FT FOR POB, NW 283.33 FT, NE

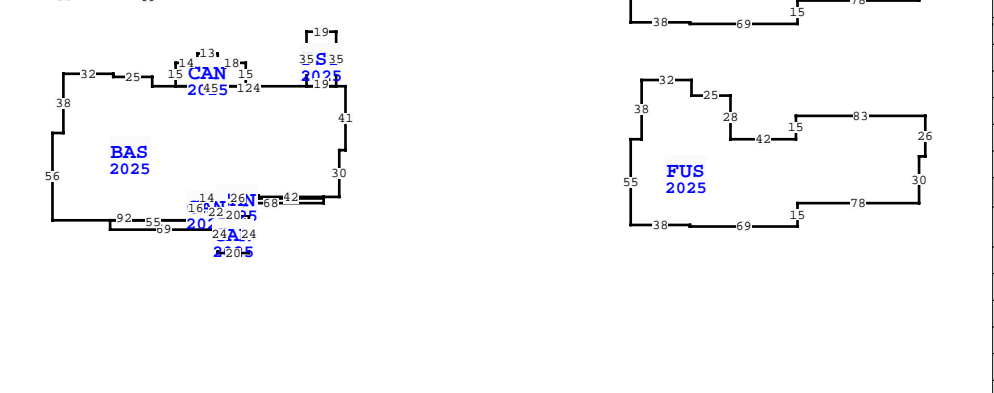
OASIS LAKE CITY LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

2026

35-3S-16-02581-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	458 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	148 100
Stories	6. 100
Units	N/A 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	HOTEL LMTD	0%	- 2025		6,658,406	2024	2024	0	0	1.00	99.00	Heated Area: 76591 HX Base Yr	



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	3900	HOTELS/MOTELS			35316.030	1.00/
Area Type		Total Gross Area	Pct of Base	Year	Tot Adj Area	Subarea Market Value	
BAS	14,806	100	2025	14,806	257,065		
CAN	298	30	2025	89	7,557		
CAN	480	30	2025	144	12,226		
CAN	638	30	2025	191	16,216		
CAN	753	30	2025	226	19,188		
FST	665	60	2025	399	33,876		
FUS	12,357	100	2025	12,357	1,049,139		
FUS	12,357	100	2025	12,357	1,049,139		
FUS	12,357	100	2025	12,357	1,049,139		
FUS	12,357	100	2025	12,357	1,049,139		
TOTALS		79,425			77,640	5,591,822	

** This building has 11 Sub-Areas
3004 W US HIGHWAY 90, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		6,591,822	
TOTAL MARKET OB/XF VALUE		349,394	
TOTAL LAND VALUE - MARKET		1,297,740	
TOTAL MARKET VALUE		8,238,956	
SOH/AGL Deduction		318,306	
ASSESSED VALUE		7,920,650	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		7,920,650	
TOTAL JUST VALUE		8,238,956	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		8,157,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048221	Swimming Pool and	98,250	09/20/2023
000047444	Signs - New or Ex	10,000	06/12/2023
000044117	New Commercial Co	12,507,000	04/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0449	3/23/2020	WD	U	V	11	100
GRANTOR: ERA INVESTMENTS LLC						
GRANTEE: OASIS LAKE CITY LLC						
1406/0321	1/30/2020	WD	U	V	11	100
GRANTOR: ERA INVESTMENTS LLC						
GRANTEE: OASIS LAKE CITY LLC						

BLDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-627,-97] S16 W92 N56 E7 N38 E32 S2 E25 S6 E124 S41 W4 S30 W10 S1 W42 N2 W40 \$	
CAN=[YR=2025;ORIG=-545,-95] S3 W68 N5 E26 S1 E42 S1 \$	
CAN=[YR=2025;ORIG=-627,-97] E14 S22 W69 N6 E55 N16 \$	
CAN=[YR=2025;ORIG=-593,-84] S24 W20 N24 E20 \$	
FST=[YR=2025;ORIG=-556,-202] E19 S35 W19 N35 \$	
CAN=[YR=2025;ORIG=-640,-167] N15 E14 N6 E13 S6 E18 S15 W45 \$	
FUS=[YR=2025;ORIG=-339,-392] E7 N38 E32 S10 E25 S28 E42 N15 E83 S26 W4 S30 W78 S15 W69 N1 W38 N55 \$	
FUS=[YR=2025;ORIG=-341,-301] E32 S10 E25 S28 E42 N15 E83 S26 W4 S30 W78 S15 W69 N1 W38 N55 E7 N38 \$	
FUS=[YR=2025;ORIG=-341,-171] E32 S10 E25 S28 E42 N15 E83 S26	

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	0270	POOL COMM	0	0	18	32		576.00	UT	85.00				85.00	100	2025	2024	98	47,981	
2	0166	CONC,PAVMT	0	0	0	0		7,746.00	UT	3.00				3.00	100	2025	2024	100	23,238	
3	0169	FENCE/WOOD	0	0	0	0		250.00	UT	15.50				15.50	100	2025	2024	100	3,875	
4	0260	PAVEMENT-A	0	0	0	0		34,115.00	UT	2.00				2.00	100	2025	2024	100	68,230	
5	0164	CONC BIN	0	0	18	12		216.00	UT	12.00				12.00	100	2025	2024	100	2,592	
6	0253	LIGHTING	0	0	0	0		8.00	UT	1,500.00				1,500.00	100	2025	2024	100	12,000	
7	0295	SPKLR SYS	0	0	0	0		76,591.00	UT	2.50				2.50	100	2025	2024	100	191,478	

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
1	3910	C	HOTEL			CG	0.00	0.00	115,869.60	SF		1.00	1.00	0.70	16.00	11.20	1,297,740							