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

2027

35-3S-16-02581-001

BUILDING CHARACTERISTICS

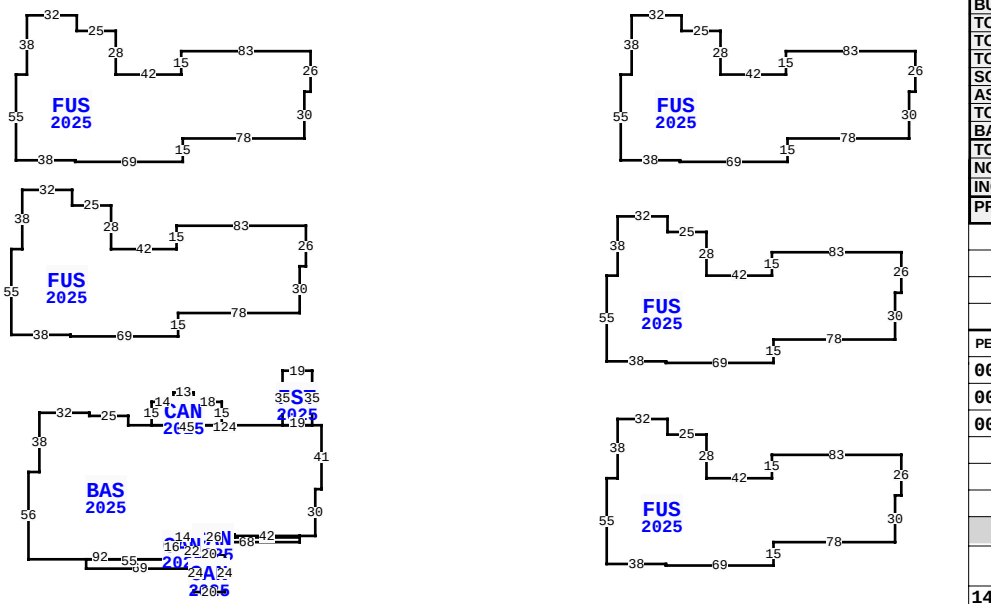
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		458 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		148 100
Stories	6.	6. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	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	1,257,065
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			77,646	6,591,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	77,640	117.4765	85.76	6,658,406	2024	2024	0	0	0	1.00	99.00

1 HOTEL LMTD 0% - 2025 Heated Area: 76591 HX Base Yr



** This building has 11 Sub-Areas

3004 W US HIGHWAY 90, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	8,238,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,238,956
TOTAL JUST VALUE	8,238,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,238,956

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						

BUILDING NOTES

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	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	

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

LAND DESCRIPTION

TOTAL OB/XF 349,394

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	3910	C	HOTEL	0		CG	0.00	0.00	115,869.60	SF		1.00	1.00	0.70	16.00	11.20	1,297,740							

REVIEW DATE 03/24/2025 BY Thomas Total Acres: 2.66 Total Land Value: 1,297,740 Market: 0 Agricultural: 0 Common: 1,297,740 PRINTED 11/16/2026 BY SYS