COMM SW COR OF SE1/4, RUN N
169.75 FT, W 50.88 FT TO E R/W
COMMERCE BLVD, N ALONG R/W

AURUM LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

**2027**

**35-3S-16-02582-000**

## BUILDING CHARACTERISTICS

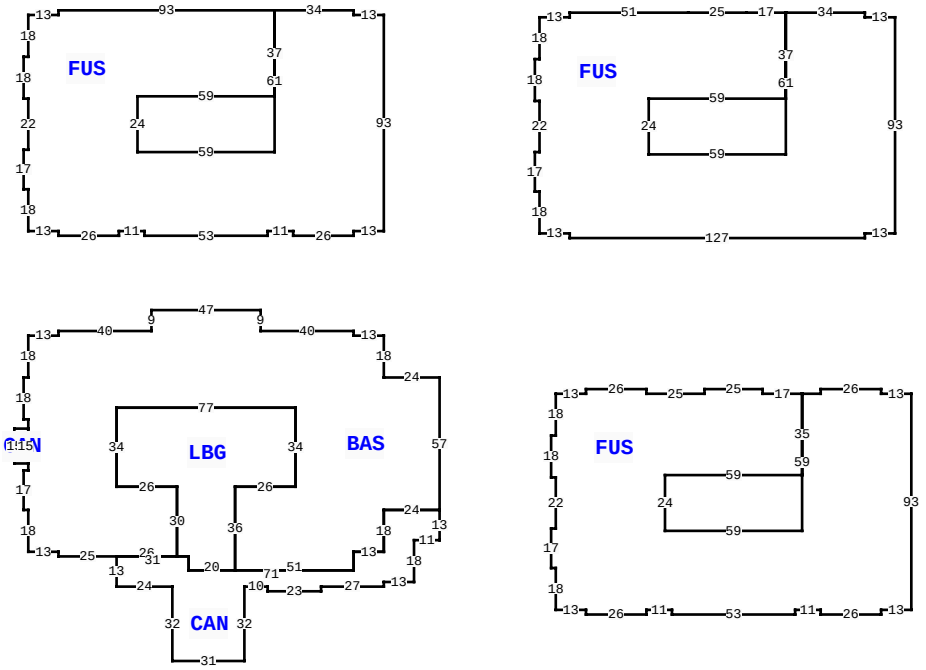
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 403 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 9 100 |
| RMS | | 127 100 |
| Stories | 6. | 6. 100 |
| Units | | 0 100 |
| 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 | 13,536 | 100 | | 13,536 | 844,383 |
| CAN | 90 | 30 | | 27 | 1,684 |
| CAN | 2,679 | 30 | | 804 | 50,154 |
| FUS | 13,247 | 100 | | 13,247 | 826,355 |
| FUS | 40,041 | 100 | | 40,041 | 2,497,778 |
| FUS | 13,391 | 100 | | 13,391 | 835,337 |
| LBG | 3,488 | 125 | | 4,360 | 271,979 |
| TOTALS | 86,472 | | | 85,406 | 5,327,669 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4500 | 07 | 85,406 | 131.4605 | 95.97 | 8,196,414 | 2004 | 2004 | 10 | 0 | 0 | 25.00 | 65.00 |

1 HOTEL LMTD 0% - 0 Heated Area: 83703 HX Base Yr




213 SW COMMERCE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 | 5,327,669 |
| TOTAL MARKET OB/XF VALUE | 183,187 |
| TOTAL LAND VALUE - MARKET | 1,517,614 |
| TOTAL MARKET VALUE | 7,028,470 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 7,028,470 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,028,470 |
| TOTAL JUST VALUE | 7,028,470 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,028,470 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15-0218 | REMODEL | 0 | 04/29/2015 |
| 2707 | COMMERCIAL | 16,300 | 07/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0987/0327 | 6/26/2003 | WD | Q | V | 01 | 100 |
| GRANTOR: MAHENDRA G PATEL | | | | | | |
| GRANTEE: AURUM LLC | | | | | | |
| 0602/0237 | 10/01/1986 | TD | Q | V | 01 | 30,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N2 W40 N9 W47 S9 W40 S2 W13 S18 W2 S18 E2 S4 S18 W2 S17 E2 S18 E13 S2 E25 E26 N30 W26 N34 E77 S34 W26 S36 E51 N8 E13 N18 E24 N57 W24 N18 $
FUS=[ORIG=173,-102] N37 W17 W25 W51 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E127 N2 E13 N93 W13 N2 W34 S61 W59 N24 E59 $
FUS=[MULTIPLIER=3;ORIG=-47,-103] N37 W93 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E26 N2 E11 S2 E53 N2 E11 S2 E26 N2 E13 N93 W13 N2 W34 S61 W59 N24 E59 $
FUS=[ORIG=180,60] N35 W17 N2 W25 S2 W25 N2 W26 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E26 N2 E11 S2 E53 N2 E11 S2 E26 N2 E13 N93 W13 N2 W26 S2 W8 S59 W59 N24 E59 $

## 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 | 67,830.00 | UT | 1.00 | 1.00 | 100 | 2004 | 2004 | 3 | 100 | 67,830 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 7,722.00 | UT | 1.75 | 1.75 | 100 | 2004 | 2004 | 3 | 100 | 13,514 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 18.00 | UT | 1,000.00 | 1,000.00 | 100 | 2004 | 2004 | 3 | 100 | 18,000 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 180.00 | UT | 8.50 | 8.50 | 100 | 2004 | 2004 | 3 | 100 | 1,530 | |
| 5 | 0270 | POOL COMM | 0 | 0 | 0 | 0 | 750.00 | UT | 85.00 | 85.00 | 100 | 2004 | 2004 | 3 | 43 | 27,413 | |
| 6 | 0220 | JACUZZI | 0 | 0 | 8 | 8 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 4,000 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 8 | 0295 | SPKLR SYS | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 50,000 | |
| 9 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 183,187

| 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 | 110,000.00 | SF | | 1.00 | 1.00 | 0.85 | 16.00 | 13.60 | 1,496,000 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 0 | | CG | 0.00 | 0.00 | 86,455.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 21,614 | | | | | | | |

REVIEW DATE 03/06/2026 BY ME Total Acres: 4.51 Total Land Value: 1,517,614 Market: 0 Agricultural: 0 Common: 1,517,614 PRINTED 11/16/2026 BY SYS