

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	13,536	100	
CAN	90	30	
CAN	2,679	30	
FUS	13,247	100	
FUS	40,041	100	
FUS	13,391	100	
LBG	3,488	125	
TOTALS	86,472		

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%	- 0		8,308,296	2004	2004	10	0	25.00	65.00

Heated Area: 83703 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE		5,400,392
TOTAL MARKET OB/XF VALUE		183,187
TOTAL LAND VALUE - MARKET		1,424,114
TOTAL MARKET VALUE		7,007,693
SOH/AGL Deduction		0
ASSESSED VALUE		7,007,693
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		7,007,693
TOTAL JUST VALUE		7,007,693
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		7,101,448

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 / I / V	RSN CD	SALE PRICE
0987/0327	6/26/2003	WD Q	Q V	01	100

GRANTOR: MAHENDRA G PATEL  
GRANTEE: AURUM LLC

0602/0237	10/01/1986	TD Q	V	01	30,000
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GRANTOR:  
GRANTEE:

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	67,830.00	UT	1.00	1.00	100
2	0166	CONC, PAVMT	0	0	0	0	7,722.00	UT	1.75	1.75	100
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,000.00	1,000.00	100
4	0164	CONC BIN	0	0	0	0	180.00	UT	8.50	8.50	100
5	0270	POOL COMM	0	0	0	0	750.00	UT	85.00	85.00	100
6	0220	JACUZZI	0	0	8	8	1.00	UT	0.00	0.00	100
7	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100
8	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100
9	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100

BUILDING NOTES	
BLD DATE XF DATE INC DATE	
LGL DATE LAND DATE AG DATE	04/08/2024 MLU

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 \$	

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	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	15.00	12.75	1,402,500							
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							