COMM SW COR OF LOT 12 LAKE HARRI
UNIT A RUN NE 776.92 FT, E 200 F
RUN NE 300 FT TO S R/W US-90, E'

R S MOTEL CORP
3696 W US HWY 90
LAKE CITY, FL 32055

2027

35-3S-16-02582-003

BUILDING CHARACTERISTICS

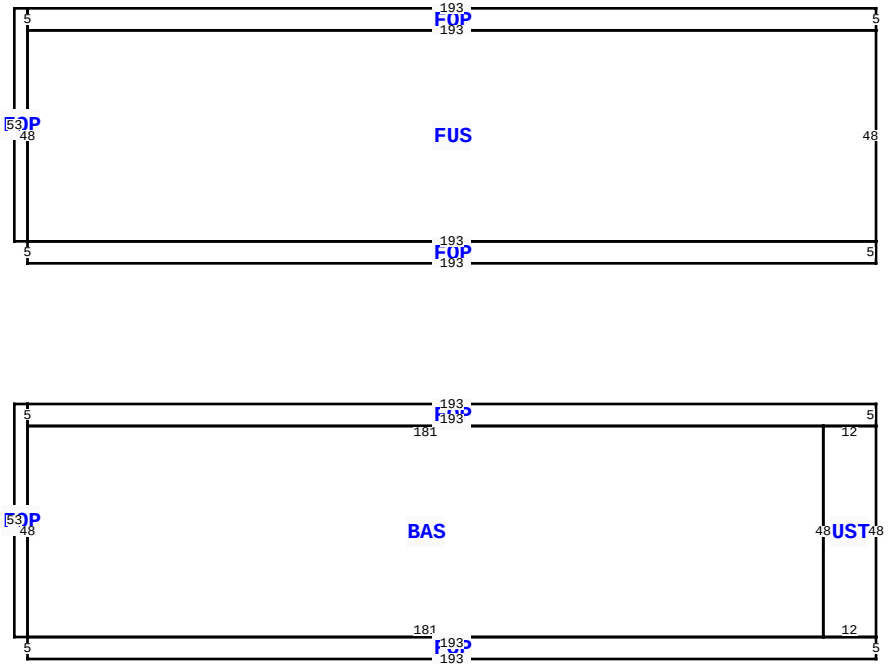
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		180 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		60 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	8,688	100		8,688	134,623
FOP	159	20		32	496
FOP	159	20		32	496
FOP	965	20		193	2,991
FOP	965	20		193	2,991
FOP	965	20		193	2,991
FOP	965	20		193	2,991
FUS	9,264	100		9,264	143,548
UST	576	40		230	3,564
TOTALS	22,706			19,018	294,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	19,018	97.2648	57.39	1,091,443	1971	1971	13	0	10	50.00	27.00

1 MOTEL 0% - 0 Heated Area: 17952 HX Base Yr



3144 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

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	656,183
TOTAL MARKET OB/XF VALUE	61,173
TOTAL LAND VALUE - MARKET	1,447,932
TOTAL MARKET VALUE	2,165,288
SOH/AGL Deduction	0
ASSESSED VALUE	2,165,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,165,288
TOTAL JUST VALUE	2,165,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,165,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047166	Roof Replacement	54,000	05/09/2023
2370	ADDN COMM	300	05/23/2002
00000266	COMMERCIAL	75	07/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0808	9/30/2005	WD	Q	I	01	1,582,600
GRANTOR: PATEL & ETAL						
GRANTEE: R S MOTEL CORP						
0884/2308	7/19/1999	WD	Q	I	01	750,000
GRANTOR: RAMANBHAI N PATEL						
GRANTEE: PATEL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W193 S5 E193$ UST= W12 BAS= W181 FOP= N5 W3 S53E3 N48$ S48 FOP= S5 E193 N5 W193$ E181 N48$ S48 E12 N48$ PTR=N90 FOP= N5 W193 S5 E193$ FUS= W193 FOP= N5 W3 S53 E3 N48$ S48 FOP= S5 E193 N5 W193$ E193 N48$ S90$.

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	0166	CONC,PAVMT	0	0	0	0	3,194.00	UT	2.00	2.00	100	0	0	3	100	6,388	
2	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0260	PAVEMENT-A	0	0	50	100	5,000.00	UT	0.50	0.50	100	0	0	3	100	2,500	
4	0260	PAVEMENT-A	0	0	100	125	12,500.00	UT	0.45	0.45	100	0	0	3	100	5,625	
5	0260	PAVEMENT-A	0	0	60	250	15,000.00	UT	0.45	0.45	100	0	0	3	100	6,750	
6	0260	PAVEMENT-A	0	0	60	400	24,000.00	UT	0.45	0.45	100	0	0	3	100	10,800	
7	0270	POOL COMM	0	0	0	0	900.00	UT	42.50	42.50	100	0	0	3	40	15,300	
8	0253	LIGHTING	0	0	0	0	9.00	UT	300.00	300.00	100	1993	1993	3	100	2,700	
9	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
10	0140	CLFENCE 6	0	0	0	0	760.00	UT	3.50	3.50	100	1993	1993	3	100	2,660	

TOTAL OB/XF 53,573

LAND DESCRIPTION

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	266.00	375.00	120,661.00	SF		1.00	1.00	0.75	16.00	12.00	1,447,932							

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.77 Total Land Value: 1,447,932 Market: 0 Agricultural: 0 Common: 1,447,932 PRINTED 11/16/2026 BY SYS

COMM SW COR OF LOT 12 LAKE HARRI
UNIT A RUN NE 776.92 FT, E 200 F
RUN NE 300 FT TO S R/W US-90, E'

R S MOTEL CORP
3696 W US HWY 90
LAKE CITY, FL 32055

2027

35-3S-16-02582-003

BUILDING CHARACTERISTICS

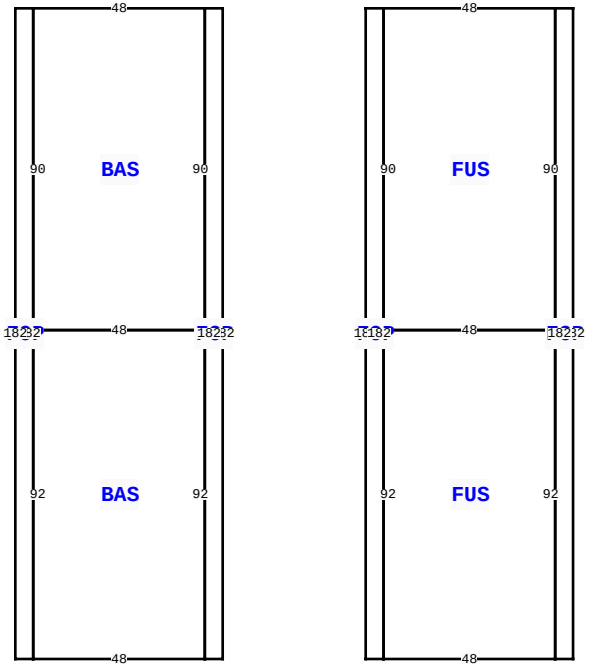
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		180 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		60 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	4,320	100		4,320	64,677
BAS	4,416	100		4,416	66,114
FOP	910	20		182	2,725
FOP	910	20		182	2,725
FOP	910	20		182	2,725
FOP	910	20		182	2,725
FUS	4,320	100		4,320	64,677
FUS	4,416	100		4,416	66,114
TOTALS	21,112			18,200	272,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	18,200	93.9816	55.45	1,009,190	1972	1972	13	0	10	50.00	27.00

2 MOTEL 0% - 0 Heated Area: 17472 HX Base Yr



3144 W US HIGHWAY 90 , LAKE CITY

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

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
11	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
12	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
13	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
14	0060	CARPORT F	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	656,183
TOTAL MARKET OB/XF VALUE	61,173
TOTAL LAND VALUE - MARKET	1,447,932
TOTAL MARKET VALUE	2,165,288
SOH/AGL Deduction	0
ASSESSED VALUE	2,165,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,165,288
TOTAL JUST VALUE	2,165,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,165,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0808	9/30/2005	WD	Q	I	01	1,582,600
GRANTOR: PATEL & ETAL						
GRANTEE: R S MOTEL CORP						
0884/2308	7/19/1999	WD	Q	I	01	750,000
GRANTOR: RAMANBHAI N PATEL						
GRANTEE: PATEL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= E5 S182 W5 N182$ BAS= W48 FOP= S182 W5 N182 E5$ S90BAS= S92 E48 N92 W48$ E48 N90$ PTR=E50 FOP= W5 S182 E5 N182$ FUS= S90 FUS= S92 E48 N92 W48$ E48 N90 FOP= E5 S182 W5 N182$ W48$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.77 Total Land Value: 1,447,932 Market: 0 Agricultural: 0 Common: 1,447,932 PRINTED 11/16/2026 BY SYS

COMM SW COR OF LOT 12 LAKE HARRI
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BUILDING CHARACTERISTICS

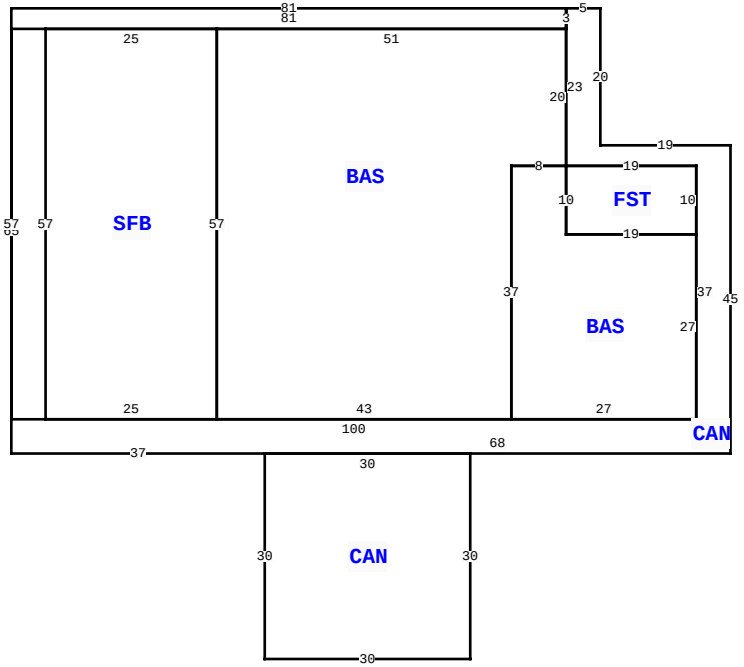
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	809	100		809	13,683
BAS	2,611	100		2,611	44,159
CAN	900	30		270	4,567
CAN	1,125	30		338	5,716
FST	190	50		95	1,607
SFB	1,425	80		1,140	19,281
TOTALS	7,060			5,263	89,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	5,263	84.6460	62.64	329,674	1971	1971	13	0	10	50.00	27.00

3 OFFICE LOW 0% - 0 Heated Area: 4845 HX Base Yr



3144 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

PAGE 3 of 3 1

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ASSESSED VALUE	2,165,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,165,288
TOTAL JUST VALUE	2,165,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,165,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0808	9/30/2005	WD	Q	I	01	1,582,600
GRANTOR: PATEL & ETAL						
GRANTEE: R S MOTEL CORP						
0884/2308	7/19/1999	WD	Q	I	01	750,000
GRANTOR: RAMANBHAI N PATEL						
GRANTEE: PATEL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 SFB= W25 S57 E25 N57$ S57 E43 BAS= E27 N27 FST= N10 W19 S10 E19$ W19 N10 W8 S37$ N37 E8 N20$ CAN= N3 W81 S65 E37 CAN= S30 E30 N30 W30$ E68 N45 W19 N20W5 S23 E19 S37 W100 N57E81$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.77 Total Land Value: 1,447,932 Market: 0 Agricultural: 0 Common: 1,447,932 PRINTED 11/16/2026 BY SYS