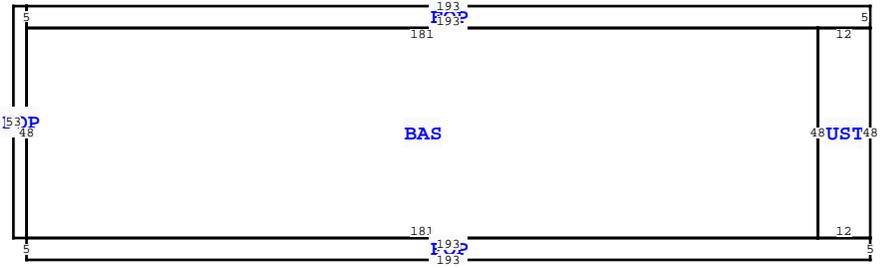
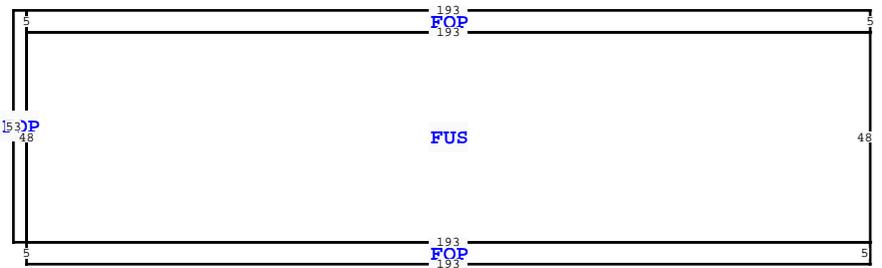




| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|--------------------|-----|-----|------|------|----|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 1 | MOTEL | 0% | - 0 | | | | | | | | | |
| | | | | | Heated Area: 17952 | | | | | | | |
| | | | | | HX Base Yr | | | | | | | |



| Quality | 04 | 04 | | | |
|------------------|-------------------|-------------|------|--------------|----------------------|
| DOR CODE | 3900HOTELS/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 | 136,899 |
| FOP | 159 | 20 | | 32 | 504 |
| FOP | 159 | 20 | | 32 | 504 |
| FOP | 965 | 20 | | 193 | 3,041 |
| FOP | 965 | 20 | | 193 | 3,041 |
| FOP | 965 | 20 | | 193 | 3,041 |
| FOP | 965 | 20 | | 193 | 3,041 |
| FUS | 9,264 | 100 | | 9,264 | 145,975 |
| UST | 576 | 40 | | 230 | 3,624 |
| TOTALS | 22,706 | | | 19,018 | 299,670 |

3144 W US HIGHWAY 90 , LAKE CITY

| | | | |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE | 04/08/2024 | 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 | 668,184 | | |
| TOTAL MARKET OB/XF VALUE | 61,173 | | |
| TOTAL LAND VALUE - MARKET | 1,357,436 | | |
| TOTAL MARKET VALUE | 2,086,793 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 2,086,793 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 2,086,793 | | |
| TOTAL JUST VALUE | 2,086,793 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 2,074,792 | | |

| 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 | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|-----|-----|-----------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 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 | |

| 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 | % 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 | 15.00 | 11.25 | 1,357,436 | | | | | | | |

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'

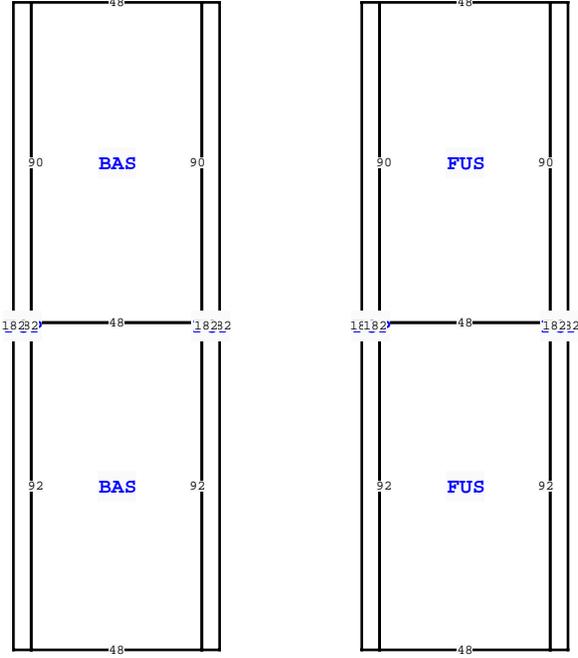
R S MOTEL CORP
3696 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02582-003


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 04 WOOD TRUSS 100 |
| Roof Cover | 04 BUILT-UP 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 07 CORK/VTILE 50 |
| Interior Floor | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|-------------------------------|-------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | |
| 2 | MOTEL | 0% | - 0 | | | | | | | | | | |
| Heated Area: 17472 HX Base Yr | | | | | | | | | | | | | |



| Quality | 04 04 | | | | |
|------------------|-------------------|-------------|------|--------------|----------------------|
| DOR CODE | 3900HOTELS/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 | 65,773 |
| BAS | 4,416 | 100 | | 4,416 | 67,235 |
| FOP | 910 | 20 | | 182 | 2,771 |
| FOP | 910 | 20 | | 182 | 2,771 |
| FOP | 910 | 20 | | 182 | 2,771 |
| FOP | 910 | 20 | | 182 | 2,771 |
| FUS | 4,320 | 100 | | 4,320 | 65,773 |
| FUS | 4,416 | 100 | | 4,416 | 67,235 |
| TOTALS | 21,112 | | | 18,200 | 277,100 |

3144 W US HIGHWAY 90 , LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 |
| INC DATE | | AG DATE | MLU |

| 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 |
| 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 | |

TOTAL OB/XF 7,600

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 3 | 1 |
|---------------------------|--|-------------|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 668,184 |
| TOTAL MARKET OB/XF VALUE | | | 61,173 |
| TOTAL LAND VALUE - MARKET | | | 1,357,436 |
| TOTAL MARKET VALUE | | | 2,086,793 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 2,086,793 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 2,086,793 |
| TOTAL JUST VALUE | | | 2,086,793 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 2,074,792 |

| 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\$. | |

