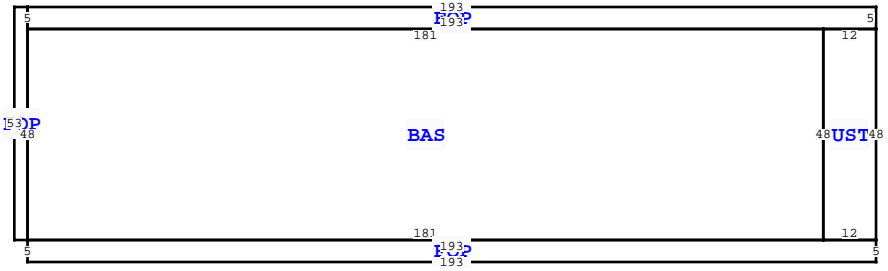
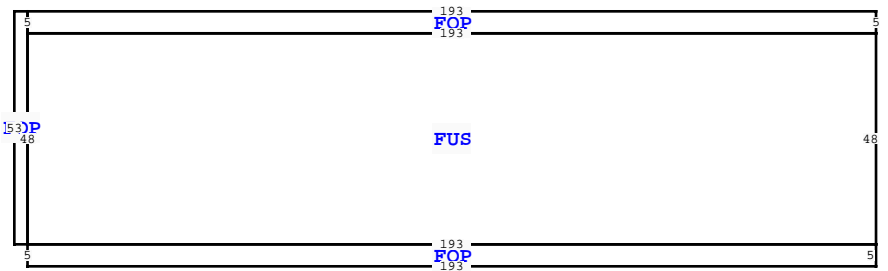




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		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
1	MOTEL	0% - 0										
					Heated Area: 17952							
						HX Base Yr						



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

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		0	
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 S5E3 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				6,388	
2	0294	SHED WOOD/	0	0	8	10		1.00	UT	0.00				750	
3	0260	PAVEMENT-A	0	0	50	100		5,000.00	UT	0.50				2,500	
4	0260	PAVEMENT-A	0	0	100	125		12,500.00	UT	0.45				5,625	
5	0260	PAVEMENT-A	0	0	60	250		15,000.00	UT	0.45				6,750	
6	0260	PAVEMENT-A	0	0	60	400		24,000.00	UT	0.45				10,800	
7	0270	POOL COMM	0	0	0	0		900.00	UT	42.50				15,300	
8	0253	LIGHTING	0	0	0	0		9.00	UT	300.00				2,700	
9	0253	LIGHTING	0	0	0	0		1.00	UT	0.00				100	
10	0140	CLFENCE 6	0	0	0	0		760.00	UT	3.50				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	DPH 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							

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'

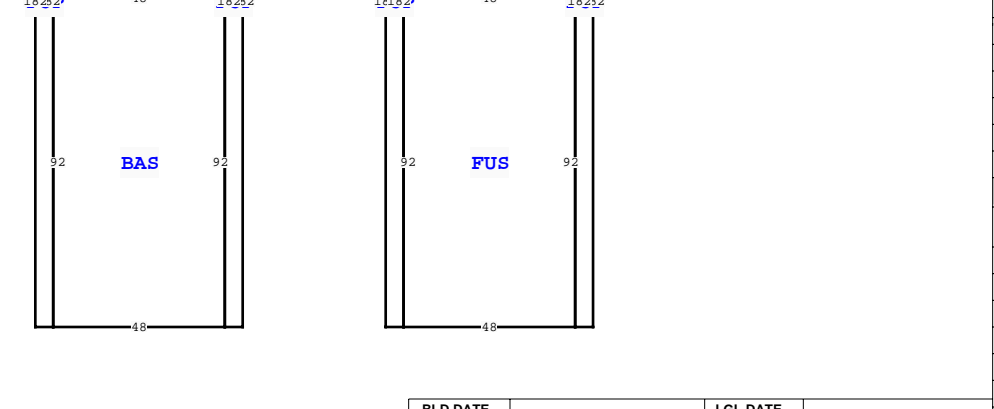
R S MOTEL CORP
3696 W US HWY 90
LAKE CITY, FL 32055

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	
4600	07	18,200	93.9816	55.45	1,009,190	1972	1972	13	0	10	50.00	27.00	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
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			2,074,792

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	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

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						

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	

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
TOTAL OB/XF 7,600																								

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																								
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

