BEG AT INTERS OF N R/W OF US-90
OF BROOKSIDE S/D, RUN N 400 FT,
S 400 FT TO N R/W OF US-90, W AL

Y A S LLC
2987 US HWY 90 WEST
LAKE CITY, FL 32055

2027

35-3S-16-02585-002

BUILDING CHARACTERISTICS

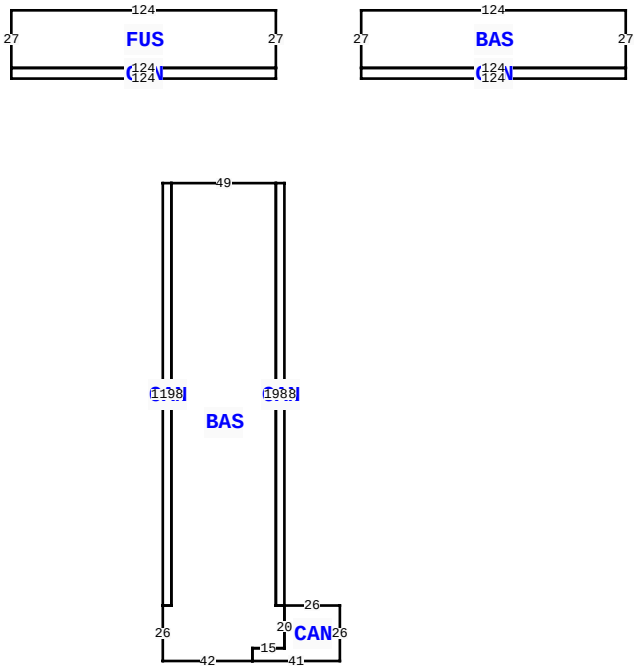
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		147 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		48 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
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	3,348	100		3,348	77,124
BAS	11,094	100		11,094	255,561
CAN	620	30		186	4,285
CAN	620	30		186	4,285
CAN	766	30		230	5,298
CAN	792	30		238	5,482
CAN	792	30		238	5,482
FUS	3,348	100		3,348	77,124
TOTALS	21,380			18,868	434,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	18,868	97.6061	57.59	1,086,608	1978	1978	10	0	0	50.00	40.00

1 MOTEL 0% - 0 Heated Area: 17790 HX Base Yr



2983 US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	14,000.00	14,000.00	50	1993	1993	3	50	7,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	38.00	UT	15.00	15.00	100	2001	2001	3	100	570	
5	0296	SHED METAL	0	0	6	8	48.00	UT	11.00	11.00	100	2008	2008	3	100	528	
6	0164	CONC BIN	0	0	10	12	120.00	UT	12.00	12.00	100	2026	2025		100	1,440	
7	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	434,643
TOTAL MARKET OB/XF VALUE	12,538
TOTAL LAND VALUE - MARKET	961,808
TOTAL MARKET VALUE	1,408,989
SOH/AGL Deduction	0
ASSESSED VALUE	1,408,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,408,989
TOTAL JUST VALUE	1,408,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,408,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3818	ADDN COMM	50	07/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/0942	7/07/2005	WD	U	I	08	613,000
GRANTOR: NAGAR						
GRANTEE: Y.A.S LLC						
0998/2250	10/30/2003	WD	Q	I		850,000
GRANTOR: SAMIT CORP						
GRANTEE: BHULABHAI J NAGAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S198 W4 S26 E42 N6 E15 N20 W4 N198 $
FUS=[ORIG=0,-54] N27 W124 S27 E124 $
BAS=[ORIG=164,-54] N27 W124 S27 E124 $
CAN=[ORIG=-49,0] W4 S198 E4 N198 $
CAN=[ORIG=4,198] N198 W4 S198 E4 $
CAN=[ORIG=-11,224] E41 N26 W26 S20 W15 S6 $
CAN=[ORIG=0,-49] N5 W124 S5 E124 $
CAN=[ORIG=40,-49] E124 N5 W124 S5 $
PTR=[ORIG=0,0] N50 S50 $
PTR=[ORIG=0,0] N50 E40 W40 S50 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,538

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	150.00	400.00	60,113.00	SF		1.00	1.00	1.00	16.00	16.00	961,808							

REVIEW DATE 03/23/2026 BY ME Total Acres: 1.38 Total Land Value: 961,808 Market: 0 Agricultural: 0 Common: 961,808 PRINTED 11/16/2026 BY SYS