

(AKA PART OF LOT 1 LAKE HARRIS F AS FOLLOWS): COMM SE COR OF SEC, E 207.90 FT FOR POB, RUN N 80 DG

Vault AVENIDA II RTO PORTFOLIO LLC
1750 S TELEGRAPH RD #310
BLOOMFIELD HILLS, MI 48302

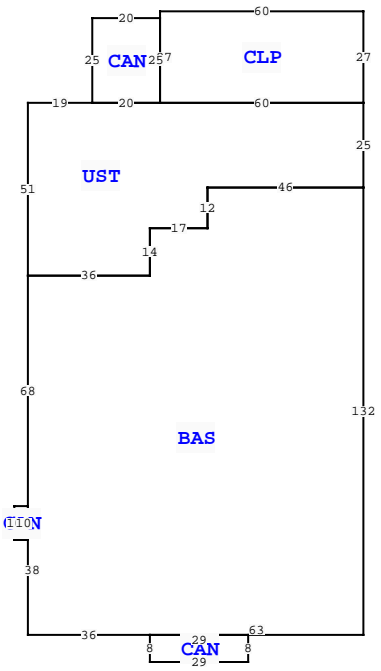
2026

35-3S-16-02577-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	11,928	100	
CAN	40	30	
CAN	232	30	
CAN	500	30	
CLP	1,620	40	
UST	3,615	40	
TOTALS	17,935		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3600	04	14,254	83.2307	45.78	652,548	1986	1995	0	0	45.00	55.00	
2 STORE DISC 0% - 2024 Heated Area: 11928 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		358,901
TOTAL LAND VALUE - MARKET		33,650
TOTAL MARKET VALUE		663,606
SOH/AGL Deduction		0
ASSESSED VALUE		1,056,157
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,056,157
TOTAL JUST VALUE		1,056,157
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		1,075,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0457	REMODEL	730	11/04/2013
301	ADDN COMM	75	08/31/2007
3219	ADDN COMM	315	03/22/2005
1902	ADDN COMM	23	08/30/2000
462	COMMERCIAL	195	06/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1576	12/21/2023	WD	U	I	37	2,064,600
GRANTOR: AARON'S INC						
GRANTEE: VAULT AVENIDA II RT						
1263/0951	9/09/2013	WD	Q	I	01	975,000
GRANTOR: BISHOP & TOMPKINS LLC						
GRANTEE: AARON'S INC						

EXTRA FEATURES		2724 W US HIGHWAY 90 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0253	LIGHTING	500.00
2	0169	FENCE/WOOD	7.50
3	0260	PAVEMENT-A	1.85

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N132 UST= N25 CLP= N27 W60 S27 E60\$ W60 CAN= N25 W20 S25 E20\$ W20 W19 S51 E36 N14 E17 N12 E46\$ W46 S12 W17 S14 W36 S68 CAN= W4S10 E4 N10\$ S38 E36 CAN= S8E29 N8 W29\$ E63\$.	

LAND DESCRIPTION		TOTAL OB/XF 33,650																						
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	1300	C	DEPT STORE	0		CG	0.00	0.00	73,734.00	SF		1.00	1.00	0.60	15.00	9.00	663,606							