

C DIV: BEG 84 FT S OF NE COR BLO  
 FT, W 105 FT, N 80 FT, E 105 FT  
 AC DESC IN WD 1527-90 & EX 0.002

ZBAX, LLC  
 156 N MARION AVE  
 LAKE CITY, FL 32055

2026

00-00-00-12686-000

| BUILDING CHARACTERISTICS |                     | CONSTRUCTION |      |
|--------------------------|---------------------|--------------|------|
| ELEMENT                  | CD                  |              |      |
| Exterior Wall            | 15                  | CONC BLOCK   | 50   |
| Exterior Wall            | 19                  | COMMON BRK   | 50   |
| Roof Structure           | 02                  | SHED         | 100  |
| Roof Cover               | 04                  | BUILT-UP     | 100  |
| Interior Wall            | 02                  | WALL BD/WD   | 100  |
| Interior Floor           | 06                  | VINYL ASB    | 50   |
| Interior Floor           | 14                  | CARPET       | 50   |
| Air Condition            | 03                  | CENTRAL      | 100  |
| Heating Type             | 04                  | AIR DUCTED   | 100  |
| Fixtures                 |                     | 4            | 100  |
| Frame                    | 03                  | MASONRY      | 100  |
| Story Height             |                     | 8            | 100  |
| RMS                      |                     | 2            | 100  |
| Stories                  | 2.                  | 2.           | 100  |
| Units                    |                     | 0            | 100  |
| Condition Adj            | 01                  | 01           | 100  |
| Quality                  | 05                  | 05           |      |
| DOR CODE                 | 1100 STORES/1 STORY |              |      |
| MAP NUM                  |                     | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 850317.00 1.00/     |              |      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE  | YEAR |
| BAS                      | 2,824               | 100          |      |
| CAN                      | 308                 | 30           |      |
| FST                      | 1,268               | 50           |      |
| FUS                      | 3,564               | 100          |      |
| TOTALS                   | 7,964               |              |      |

| MARKET ADJUSTMENTS          |            |           |             |                |                   |     |           |            |      |      |        |  |
|-----------------------------|------------|-----------|-------------|----------------|-------------------|-----|-----------|------------|------|------|--------|--|
| TYPE                        | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB       | ECON       | FNCT | NORM | % COND |  |
| 1                           | STORE RETL | 0%        | - 2025      |                |                   |     |           |            |      |      |        |  |
|                             |            |           |             |                | Heated Area: 6388 |     |           | HX Base Yr |      |      |        |  |
|                             |            |           |             |                |                   |     |           |            |      |      |        |  |
| 156 N MARION AVE, LAKE CITY |            |           |             |                |                   |     |           |            |      |      |        |  |
|                             |            |           | BLD DATE    |                |                   |     | LGL DATE  |            |      |      |        |  |
|                             |            |           | XF DATE     |                |                   |     | LAND DATE | 05/11/2026 | MLU  |      |        |  |
|                             |            |           | INC DATE    |                |                   |     | AG DATE   |            |      |      |        |  |

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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 113,468  |
| TOTAL MARKET OB/XF VALUE  |           |             | 0        |
| TOTAL LAND VALUE - MARKET |           |             | 34,848   |
| TOTAL MARKET VALUE        |           |             | 148,316  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 148,316  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 148,316  |
| TOTAL JUST VALUE          |           |             | 148,316  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 156,125  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 14-113     | REMODEL     | 105 | 04/01/2014 |
| 1508       | MAINT/ALTR  | 75  | 12/14/2009 |
| 29         | REMODEL     | 50  | 02/08/2007 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1528/613                       | 11/22/2024 | WD        | Q     | I     | 01     | 190,000    |
| GRANTOR: 156-168 MARION STREET |            |           |       |       |        |            |
| GRANTEE: ZBAX, LLC             |            |           |       |       |        |            |
| 1401/0993                      | 10/31/2019 | WD        | U     | I     | 11     | 100        |
| GRANTOR: GEORGE R & JOAN WARD  |            |           |       |       |        |            |
| GRANTEE: 156-168 MARION STEE   |            |           |       |       |        |            |

| 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 |
| 156 N MARION AVE, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| TOTAL OB/XF 0               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                       |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| FUS=[ORIG=50,0] E44 N81 W44 S81 \$        |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=0,0] W30 N10 W14 S71 E44 N61 \$ |  |  |  |  |  |  |  |  |  |  |  |  |
| FST=[ORIG=0,0] N32 W44 S22 E14 S10 E30 \$ |  |  |  |  |  |  |  |  |  |  |  |  |
| CAN=[ORIG=-44,61] S7 E44 N7 W44 \$        |  |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E50 W50 \$                 |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |             |        |       |             |           |     |          | TOTAL OB/XF |         |            |                |            | 0                           |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|-------------|--------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 1100     | C   | STORE 1FLR           | 0   |     | *C-CBD80.00 | 105.00 |       | 4,356.00    | SF        |     | 1.00     | 1.00        | 1.00    | 8.00       | 8.00           | 34,848     |                             |      |         |      |     |    |        |