



BEG SE COR OF BLOCK F OF OAKWOOD  
S 36 DEG E 20.03 FT, W 703.45 FT  
R/W OF US-441, N 36 DEG W ALONG

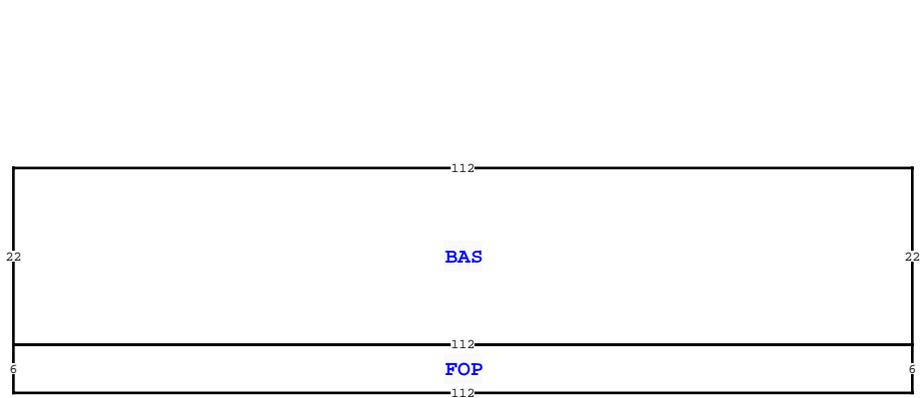
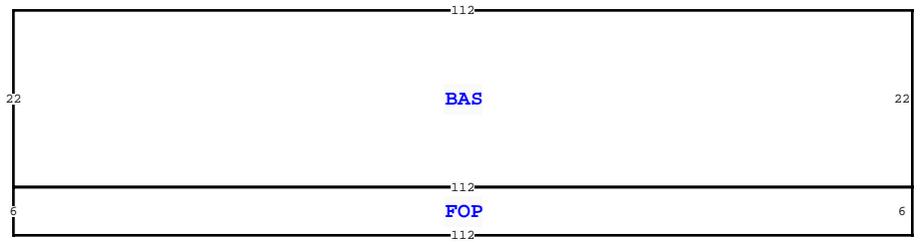
VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC  
4710 STATE ROAD 13 NORTH  
SAINT JOHNS, FL 32259

**2026**

17-4S-17-08437-000  
17-4S-17-08437-000

| BUILDING CHARACTERISTICS |      | CONSTRUCTION   |  |
|--------------------------|------|----------------|--|
| ELEMENT                  | CD   |                |  |
| Exterior Wall            | 05   | AVERAGE 50     |  |
| Exterior Wall            | 17   | MSNRY STUC 50  |  |
| Roof Structure           | 03   | GABLE/HIP 100  |  |
| Roof Cover               | 12   | MODULAR MT 100 |  |
| Interior Wall            | 05   | DRYWALL 100    |  |
| Interior Floor           | 14   | CARPET 70      |  |
| Interior Floor           | 06   | VINYL ASB 30   |  |
| Air Condition            | 03   | CENTRAL 100    |  |
| Heating Type             | 04   | AIR DUCTED 100 |  |
| Bedrooms                 |      | 2 100          |  |
| Bathrooms                |      | 1 100          |  |
| Frame                    | 03   | MASONRY 100    |  |
| Story Height             |      | 8 100          |  |
| RMS                      |      | 0 100          |  |
| Stories                  | 2.   | 2. 100         |  |
| Units                    |      | 12 100         |  |
| Condition Adj            | 03   | 03 100         |  |
| Kitchen Adjus            | 01   | 01 100         |  |
| Quality                  | 05   | 05             |  |
| DOR CODE                 | 0300 | MULTI-FAM 10+  |  |

| MARKET ADJUSTMENTS |     |           |             |                |                |     |     |            |      |      |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON       | FNCT | NORM | % COND |  |
| 2 M/FAM ROW        | 0%  | - 2022    |             |                |                |     |     |            |      |      |        |  |
|                    |     |           |             | Heated Area:   | 4928           |     |     | HX Base Yr |      |      |        |  |



| MAP NUM          | MKT AREA         |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
|                  |                  | 06          |      |              |                      |
| NEIGHBORHOOD/LOC |                  |             |      |              |                      |
| 17417.020        | 1.00/            |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,464            | 100         |      | 2,464        | 178,333              |
| BAS              | 2,464            | 100         |      | 2,464        | 178,333              |
| FOP              | 672              | 30          |      | 202          | 14,620               |
| FOP              | 672              | 30          |      | 202          | 14,620               |
| TOTALS           | 6,272            |             |      | 5,332        | 385,907              |

200 SE SUNDIAL PL, LAKE CITY

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 |
| TOTAL OB/XF 0  |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 | DPHT 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 6 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 3,850,876   |   |
| TOTAL MARKET OB/XF VALUE  |  | 24,410      |   |
| TOTAL LAND VALUE - MARKET |  | 198,900     |   |
| TOTAL MARKET VALUE        |  | 4,074,186   |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 4,074,186   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 4,074,186   |   |
| TOTAL JUST VALUE          |  | 4,074,186   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 3,964,625   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1455/212                       | 12/15/2021 | WD Q      | Q   | I   | 01     | 7,150,000  |
| GRANTOR: HIGGS PROPERTIES LLC  |            |           |     |     |        |            |
| GRANTEE: VAVOULIS REALITY PA   |            |           |     |     |        |            |
| 1374/2062                      | 12/18/2018 | WD Q      | Q   | I   | 01     | 2,000,000  |
| GRANTOR: NORTON HOME IMPROVEME |            |           |     |     |        |            |
| GRANTEE: HIGGS PROPERTIES LL   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |
|---|
| BAS= W112 S22 FOP= S6 E112 N6 W112\$ E112 N22\$ PTR= N50 BAS= W112S22 FOP= S6 E112 N6W112\$ E112 N22\$ S50\$. |

BEG SE COR OF BLOCK F OF OAKWOOD  
S 36 DEG E 20.03 FT, W 703.45 FT  
R/W OF US-441, N 36 DEG W ALONG

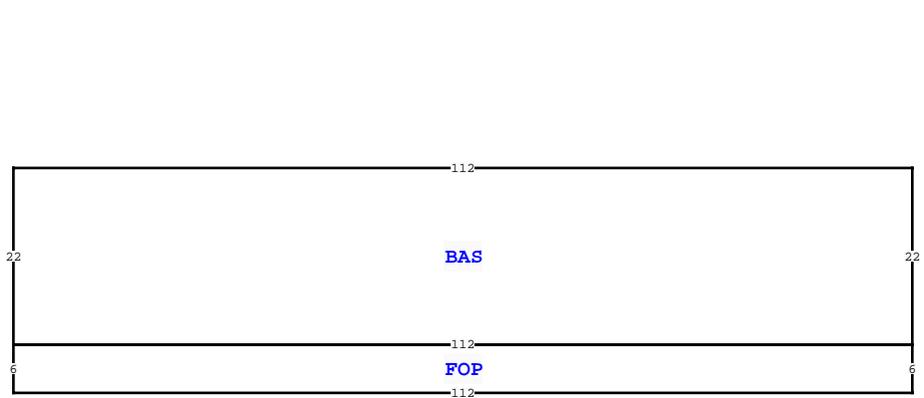
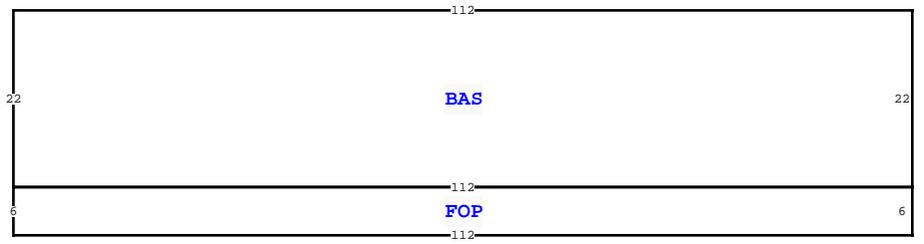
VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC  
4710 STATE ROAD 13 NORTH  
SAINT JOHNS, FL 32259

**2026**

17-4S-17-08437-000  
17-4S-17-08437-000

| BUILDING CHARACTERISTICS |      | CONSTRUCTION   |  |
|--------------------------|------|----------------|--|
| ELEMENT                  | CD   |                |  |
| Exterior Wall            | 05   | AVERAGE 50     |  |
| Exterior Wall            | 17   | MSNRY STUC 50  |  |
| Roof Structure           | 03   | GABLE/HIP 100  |  |
| Roof Cover               | 12   | MODULAR MT 100 |  |
| Interior Wall            | 05   | DRYWALL 100    |  |
| Interior Floor           | 14   | CARPET 70      |  |
| Interior Floor           | 06   | VINYL ASB 30   |  |
| Air Condition            | 03   | CENTRAL 100    |  |
| Heating Type             | 04   | AIR DUCTED 100 |  |
| Bedrooms                 |      | 2 100          |  |
| Bathrooms                |      | 1 100          |  |
| Frame                    | 03   | MASONRY 100    |  |
| Story Height             |      | 8 100          |  |
| RMS                      |      | 0 100          |  |
| Stories                  | 2.   | 2. 100         |  |
| Units                    |      | 12 100         |  |
| Condition Adj            | 03   | 03 100         |  |
| Kitchen Adjus            | 01   | 01 100         |  |
| Quality                  | 05   | 05             |  |
| DOR CODE                 | 0300 | MULTI-FAM 10+  |  |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |       |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 2500   | 03  | 5,332     | 108.7320    | 81.55          | 434,825        | 1984 | 2015 | 0    | 0    | 0    | 11.25  | 88.75 |
| 3 M/FAM ROW 0% - 2022 Heated Area: 4928 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |



| MAP NUM          | MKT AREA         |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
|                  |                  | 06          |      |              |                      |
| NEIGHBORHOOD/LOC |                  |             |      |              |                      |
| 17417.020        | 1.00/            |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,464            | 100         |      | 2,464        | 178,333              |
| BAS              | 2,464            | 100         |      | 2,464        | 178,333              |
| FOP              | 672              | 30          |      | 202          | 14,620               |
| FOP              | 672              | 30          |      | 202          | 14,620               |
| <b>TOTALS</b>    | <b>6,272</b>     |             |      | <b>5,332</b> | <b>385,907</b>       |

200 SE SUNDIAL PL, LAKE CITY

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 |
|                |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 | 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 3 of 6 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 3,850,876   |   |
| TOTAL MARKET OB/XF VALUE  |  | 24,410      |   |
| TOTAL LAND VALUE - MARKET |  | 198,900     |   |
| TOTAL MARKET VALUE        |  | 4,074,186   |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 4,074,186   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 4,074,186   |   |
| TOTAL JUST VALUE          |  | 4,074,186   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 3,964,625   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1455/212                       | 12/15/2021 | WD        | Q     | I     | 01     | 7,150,000  |
| GRANTOR: HIGGS PROPERTIES LLC  |            |           |       |       |        |            |
| GRANTEE: VAVOULIS REALITY PA   |            |           |       |       |        |            |
| 1374/2062                      | 12/18/2018 | WD        | Q     | I     | 01     | 2,000,000  |
| GRANTOR: NORTON HOME IMPROVEME |            |           |       |       |        |            |
| GRANTEE: HIGGS PROPERTIES LL   |            |           |       |       |        |            |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W112 S22 FOP= S6 E112 N6 W112\$ E112 N22\$ PTR= N50 BAS= W112 S22 FOP= S6 E112 N6 W112 \$ E112 N22\$ S50\$. |  |  |  |  |  |  |  |  |  |  |  |  |



BEG SE COR OF BLOCK F OF OAKWOOD  
S 36 DEG E 20.03 FT, W 703.45 FT  
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC  
4710 STATE ROAD 13 NORTH  
SAINT JOHNS, FL 32259

**2026**

17-4S-17-08437-000  
VALUATION SUMMARY PAGE 5 of 6

| ELEMENT          |                  | CD            | BUILDING CHARACTERISTICS |              |                      |
|------------------|------------------|---------------|--------------------------|--------------|----------------------|
| CONSTRUCTION     |                  |               |                          |              |                      |
| Exterior Wall    | 05               | AVERAGE       | 50                       |              |                      |
| Exterior Wall    | 17               | MSNRY STUC    | 50                       |              |                      |
| Roof Structur    | 03               | GABLE/HIP     | 100                      |              |                      |
| Roof Cover       | 12               | MODULAR MT    | 100                      |              |                      |
| Interior Wall    | 05               | DRYWALL       | 100                      |              |                      |
| Interior Floor   | 14               | CARPET        | 70                       |              |                      |
| Interior Floor   | 06               | VINYL ASB     | 30                       |              |                      |
| Air Condition    | 03               | CENTRAL       | 100                      |              |                      |
| Heating Type     | 04               | AIR DUCTED    | 100                      |              |                      |
| Bedrooms         |                  | 2             | 100                      |              |                      |
| Bathrooms        |                  | 1             | 100                      |              |                      |
| Frame            | 03               | MASONRY       | 100                      |              |                      |
| Story Height     |                  | 8             | 100                      |              |                      |
| RMS              |                  | 0             | 100                      |              |                      |
| Stories          | 2.               | 2.            | 100                      |              |                      |
| Units            |                  | 8             | 100                      |              |                      |
| Condition Adj    | 03               | 03            | 100                      |              |                      |
| Kitchen Adjus    | 01               | 01            | 100                      |              |                      |
| Quality          | 05               | 05            |                          |              |                      |
| DOR CODE         | 0300             | MULTI-FAM 10+ |                          |              |                      |
| MAP NUM          |                  | MKT AREA      |                          | 06           |                      |
| NEIGHBORHOOD/LOC | 17417.020        | 1.00/         |                          |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,816            | 100           |                          | 2,816        | 201,810              |
| BAS              | 2,816            | 100           |                          | 2,816        | 201,810              |
| FOP              | 768              | 30            |                          | 230          | 16,484               |
| FOP              | 768              | 30            |                          | 230          | 16,484               |
| FST              | 336              | 55            |                          | 185          | 13,258               |
| TOTALS           | 7,504            |               |                          | 6,277        | 449,845              |

| MARKET ADJUSTMENTS   |         |           |             |                |                |      |      |      |      |       |        |          |         |          |          |           |         |  |  |  |  |  |  |
|--|---------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|
| TYPE   | MDL     | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |          |         |          |          |           |         |  |  |  |  |  |  |
| 2500   | 03      | 6,277     | 107.6660    | 80.75          | 506,868        | 1986 | 2015 | 0    | 0    | 11.25 | 88.75  |          |         |          |          |           |         |  |  |  |  |  |  |
| 5 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr   |         |           |             |                |                |      |      |      |      |       |        |          |         |          |          |           |         |  |  |  |  |  |  |
|  |         |           |             |                |                |      |      |      |      |       |        |          |         |          |          |           |         |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |         |           |             |                |                |      |      |      |      |       |        | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  |  |  |  |
| BLD DATE   | XF DATE | INC DATE  | LGL DATE    | LAND DATE      | AG DATE        |      |      |      |      |       |        |          |         |          |          |           |         |  |  |  |  |  |  |
|  |         |           |             |                |                |      |      |      |      |       |        |          |         |          |          |           |         |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 5 of 6 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     | 3,850,876 |             |   |
| TOTAL MARKET OB/XF VALUE  | 24,410    |             |   |
| TOTAL LAND VALUE - MARKET | 198,900   |             |   |
| TOTAL MARKET VALUE        | 4,074,186 |             |   |
| SOH/AGL Deduction         | 0         |             |   |
| ASSESSED VALUE            | 4,074,186 |             |   |
| TOTAL EXEMPTION VALUE     | 0         |             |   |
| BASE TAXABLE VALUE        | 4,074,186 |             |   |
| TOTAL JUST VALUE          | 4,074,186 |             |   |
| NCON VALUE                | 0         |             |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   | 3,964,625 |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1455/212                       | 12/15/2021 | WD Q      | Q     | I     | 01     | 7,150,000  |
| GRANTOR: HIGGS PROPERTIES LLC  |            |           |       |       |        |            |
| GRANTEE: VAVOULIS REALITY PA   |            |           |       |       |        |            |
| 1374/2062                      | 12/18/2018 | WD Q      | Q     | I     | 01     | 2,000,000  |
| GRANTOR: NORTON HOME IMPROVEME |            |           |       |       |        |            |
| GRANTEE: HIGGS PROPERTIES LL   |            |           |       |       |        |            |

| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W96 FST= N14 W24 S14 E24\$ W32 S22 FOP= S6 E128 N6 W128\$ E128 N22 \$ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128\$ E128 N22\$ S50 \$. |  |  |  |  |  |  |  |  |  |  |  |

