LOT 2 CANNON CREEK CENTER.

ORB 817-531, 886-2247, WD 1307-2

PALLET ACQUISTION CO LLC
6920 POINTE INVERNESS WAY, SUITE 301
FORT WAYNE, IN 46804

2027

19-4S-17-08558-102

BUILDING CHARACTERISTICS

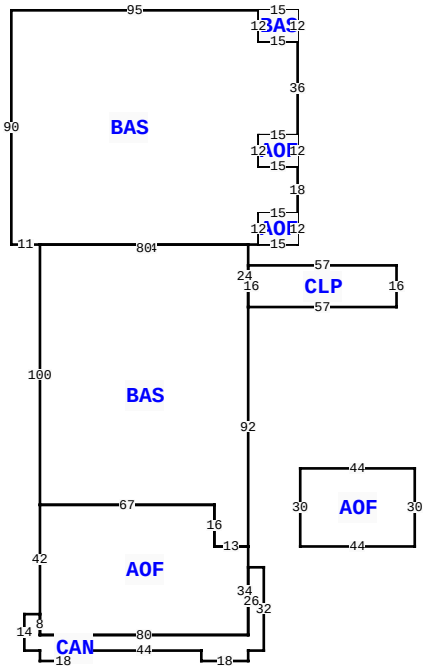
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		18 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	150		270	7,696
AOF	180	150		270	7,696
AOF	1,320	150		1,980	56,433
AOF	3,792	150		5,688	162,119
BAS	180	100		180	5,130
BAS	8,208	100		8,208	233,943
BAS	9,360	100		9,360	266,777
CAN	900	30		270	7,696
CLP	912	60		547	15,590
TOTALS	25,032			26,773	763,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	26,773	111.9376	42.54	1,138,923	2000	2000	0	0	0	33.00	67.00

1 PREF M B A 0% - 0 Heated Area: 23220 HX Base Yr



341 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	28,529.00	UT	0.90	0.90	80	2000	2000	3	80	20,541	
2	0260	PAVEMENT-A	0	0	0	0	14,798.00	UT	0.90	0.90	100	2002	2002	3	100	13,318	
3	0166	CONC,PAVMT	0	0	0	0	714.00	UT	2.00	2.00	100	2002	2002	3	100	1,428	
4	0166	CONC,PAVMT	0	0	0	0	2,160.00	UT	2.50	2.50	100	2006	2006	3	100	5,400	
5	0140	CLFENCE 6	0	0	0	0	120.00	UT	8.00	8.00	100	2026	2025		100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,030,306
TOTAL MARKET OB/XF VALUE	41,647
TOTAL LAND VALUE - MARKET	188,360
TOTAL MARKET VALUE	1,260,313
SOH/AGL Deduction	0
ASSESSED VALUE	1,260,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,260,313
TOTAL JUST VALUE	1,260,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,260,313

SALE:1:1: LOT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24133	INDUSTRIAL	1,174	02/13/2006
19227	INDUSTRIAL	955	02/13/2002
16663	INDUSTRIAL	1,025	02/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0270	1/04/2016	WD	U	I	43	1,386,000
GRANTOR: HUB CITY IND						
GRANTEE: PALLET ACQUISTION C						
0886/2247	8/23/1999	WD	Q	V		105,000
GRANTOR: HORIZON IND						
GRANTEE: HUB CITY IND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-80,0] W11 N90 E95 S12 E15 S36 W15 S12 E15 S18 W15 S12 W84 $
BAS=[ORIG=0,0] W80 S100 E67 S16 E13 N92 N24 $
AOF=[ORIG=-80,100] S42 S8 E80 N34 W13 N16 W67 $
AOF=[ORIG=20,116] E44 N30 W44 S30 $
CLP=[ORIG=0,24] E57 N16 W57 S16 $
CAN=[ORIG=-80,142] W6 S14 E6 S4 E18 N4 E44 S4 E18 N4 E6 N32 W6 S26 W80 N8 $
BAS=[ORIG=4,-90] E15 S12 W15 N12 $
AOF=[ORIG=19,-42] W15 S12 E15 N12 $
AOF=[ORIG=19,-12] W15 S12 E15 N12 $
PTR=[ORIG=0,116] E20 W20 $

LAND DESCRIPTION

TOTAL OB/XF 41,647

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	4800	C	WAREHOUSE	0		ILW	0.00	0.00	2.77	AC		1.00	1.00	0.85	80,000.00	68,000.00	188,360							

REVIEW DATE 03/20/2026 BY TP Total Acres: 2.77 Total Land Value: 188,360 Market: 0 Agricultural: 0 Common: 188,360 PRINTED 11/16/2026 BY SYS

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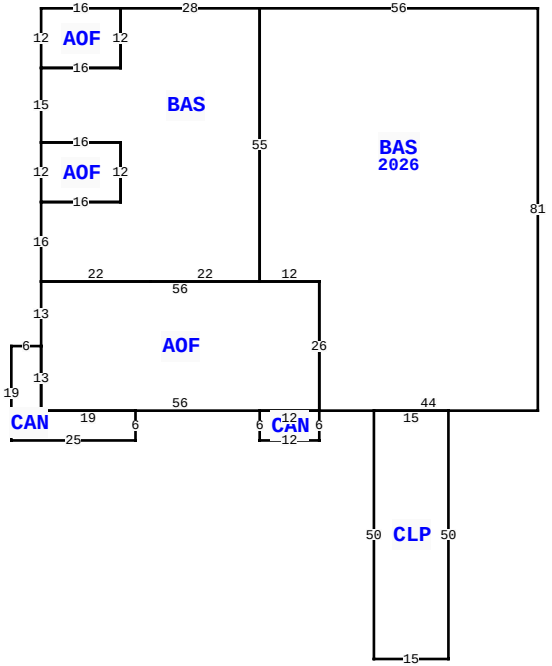
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		15 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	150		288	8,051
AOF	192	150		288	8,051
AOF	1,456	150		2,184	61,049
BAS	2,036	100		2,036	56,911
BAS	4,224	100	2026	4,224	118,072
CAN	72	30		22	615
CAN	228	30		68	1,901
CLP	750	60		450	12,579
TOTALS	9,150			9,560	267,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,560	103.6035	39.37	376,377	2002	2002	0	0	0	29.00	71.00

2 PREF M B A 0% - 0 Heated Area: 8100 HX Base Yr



341 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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GRANTEE: PALLET ACQUISTION C						
0886/2247	8/23/1999	WD	Q	V		105,000
GRANTOR: HORIZON IND						
GRANTEE: HUB CITY IND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-56,0] W28 S12 W16 S15 E16 S12 W16 S16 E22 E22 N55 $
CLP=[ORIG=-33,81] S50 E15 N50 W15 $
AOF=[ORIG=-100,55] S13 S13 E56 N26 W56 $
CAN=[ORIG=-100,68] W6 S19 E25 N6 W19 N13 $
AOF=[ORIG=-84,0] W16 S12 E16 N12 $
AOF=[ORIG=-100,27] S12 E16 N12 W16 $
CAN=[ORIG=-56,81] S6 E12 N6 W12 $
BAS=[YR=2026;ORIG=-56,0] E56 S81 W44 N26 W12 N55 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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