

| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover    | 04 | BUILT-UP 100   |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 15 | HARDTILE 100   |
| Ceiling       | 01 | FIN.SUSPD 100  |
| Air Condition | 04 | ROOF TOP 100   |
| Heating Type  | 09 | ENG F AIR 100  |
| Fixtures      | 10 | 10 100         |
| Frame         | 02 | WOOD FRAME 100 |
| Story Height  | 15 | 15 100         |
| RMS           | 0  | 0 100          |
| Stories       | 1. | 1. 100         |
| Units         | 0  | 0 100          |
| Condition Adj | 03 | 03 100         |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 1    | RESTAURANT | 0%        | - 2026      | 134.11         | 407,694        | 1984 | 2017 | 0    | 0    | 6.00 | 94.00  |

Heated Area: 3010 HX Base Yr

| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 1              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 383,232   |
| TOTAL MARKET OB/XF VALUE  |           | 59,328    |
| TOTAL LAND VALUE - MARKET |           | 995,790   |
| TOTAL MARKET VALUE        |           | 1,438,350 |
| SOH/AGL Deduction         |           | 0         |
| ASSESSED VALUE            |           | 1,438,350 |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 1,438,350 |
| TOTAL JUST VALUE          |           | 1,438,350 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,427,930 |

| Quality          | 06               | 06              |      |              |                      |
|------------------|------------------|-----------------|------|--------------|----------------------|
| DOR CODE         | 2100             | RESTAURANT/CAFE |      |              |                      |
| MAP NUM          |                  | MKT AREA 06     |      |              |                      |
| NEIGHBORHOOD/LOC | 35316.040        | 1.00/           |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE     | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 3,010            | 100             |      | 3,010        | 379,451              |
| UOP              | 150              | 20              |      | 30           | 3,782                |
| TOTALS           | 3,160            |                 |      | 3,040        | 383,232              |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000046699  | Electrical Servic | 150 | 03/09/2023 |
| 16-0883    | COMMERCIAL        | 0   | 10/13/2016 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1550/2232                      | 9/29/2025 | WD        | U     | I     | 37     | 1,999,000  |
| GRANTOR: J & C #1 LLC          |           |           |       |       |        |            |
| GRANTEE: AGH ENTERPRISES LLC   |           |           |       |       |        |            |
| 1409/0557                      | 3/31/2020 | WD        | U     | I     | 37     | 1,750,000  |
| GRANTOR: RREMC OF LAKE CITY LL |           |           |       |       |        |            |
| GRANTEE: J & C #1 LLC          |           |           |       |       |        |            |

| 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 |
|-----|------------|-------------|---------|---|---|-----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0260       | PAVEMENT-A  | 0       | 0 | 0 | 23,000.00 | UT | 1.60     | 1.60           | 100       | 2017    | 2017        | 3 | 100    | 36,800          |       |
| 2   | 0166       | CONC, PAVMT | 0       | 0 | 0 | 950.00    | UT | 2.25     | 2.25           | 100       | 2017    | 2017        | 3 | 100    | 2,138           |       |
| 3   | 0164       | CONC BIN    | 0       | 0 | 0 | 192.00    | UT | 11.00    | 11.00          | 100       | 2017    | 2017        | 3 | 100    | 2,112           |       |
| 4   | 0295       | SPKLR SYS   | 0       | 0 | 0 | 2,730.00  | UT | 1.75     | 1.75           | 100       | 1984    | 1984        | 3 | 100    | 4,778           |       |
| 5   | 0253       | LIGHTING    | 0       | 0 | 0 | 9.00      | UT | 1,500.00 | 1,500.00       | 100       | 2017    | 2017        | 3 | 100    | 13,500          |       |

|                    |  |                                |            |
|--------------------|--|--------------------------------|------------|
| EXTRA FEATURES     |  | 176 NW CENTURION CT, LAKE CITY |            |
| BLD DATE           |  | LGL DATE                       | 04/08/2024 |
| XF DATE            |  | LAND DATE                      | MLU        |
| INC DATE           |  | AG DATE                        |            |
| TOTAL OB/XF 59,328 |  |                                |            |

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

| BUILDING DIMENSIONS                                                          |  |
|------------------------------------------------------------------------------|--|
| BAS= W15 N10 W12 S10 W38 S42 E24 S10 E16 N10 E25 N42 UOP= N10 W15 S10 E15\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 59,328 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 2100     | C                  | RESTAURANT           | 0   |     |          | 0.00  | 0.00  | 66,386.00   | SF        |     | 1.00     | 1.00   | 1.00    | 15.00      | 15.00          | 995,790    |                             |      |         |      |     |    |        |