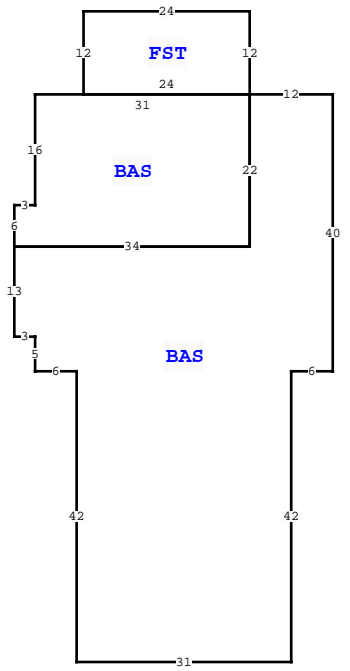


| BUILDING CHARACTERISTICS |                      | CONSTRUCTION |      |
|--------------------------|----------------------|--------------|------|
| ELEMENT                  | CD                   |              |      |
| Exterior Wall            | 17                   | MSNRY STUC   | 80   |
| Exterior Wall            | 28                   | GLASS THRM   | 20   |
| Roof Structure           | 09                   | RIDGE FRME   | 100  |
| Roof Cover               | 04                   | BUILT-UP     | 100  |
| Interior Wall            | 04                   | PLYWOOD      | 50   |
| Interior Wall            | 05                   | DRYWALL      | 50   |
| Interior Floor           | 15                   | HARDTILE     | 100  |
| Ceiling                  | 01                   | FIN.SUSPD    | 100  |
| Air Condition            | 04                   | ROOF TOP     | 100  |
| Heating Type             | 09                   | ENG F AIR    | 100  |
| Fixtures                 |                      | 8            | 100  |
| Frame                    | 03                   | MASONRY      | 100  |
| Story Height             |                      | 12           | 100  |
| RMS                      |                      | 2            | 100  |
| Stories                  | 0                    | 0            | 100  |
| Units                    | 0                    | 0            | 100  |
| Condition Adj            | 03                   | 03           | 100  |
| Quality                  | 07                   | 07           |      |
| DOR CODE                 | 2100 RESTAURANT/CAFE |              |      |
| MAP NUM                  |                      | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 35316.00 1.00/       |              |      |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE  | YEAR |
| BAS                      | 700                  | 100          |      |
| BAS                      | 2,379                | 100          |      |
| FST                      | 288                  | 50           |      |
| TOTALS                   | 3,367                |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                              |  |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                              |  |
| 1                  | RES F/FOOD | 0%        | - 2023      |                |                |     |     |      |      |      |        | Heated Area: 3079 HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 339,682     |
| TOTAL MARKET OB/XF VALUE  |           |  | 17,130      |
| TOTAL LAND VALUE - MARKET |           |  | 1,020,684   |
| TOTAL MARKET VALUE        |           |  | 1,377,496   |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 1,377,496   |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 1,377,496   |
| TOTAL JUST VALUE          |           |  | 1,377,496   |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 1,350,650   |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000046706  | Electrical Servic | 150 | 03/09/2023 |
| 39777      | COMMERCIAL        | 0   | 05/14/2020 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1475/2357                     | 9/16/2022 | WD        | U     | I     | 11     | 100        |
| GRANTOR: KAVEPS LAKE CITY LLC |           |           |       |       |        |            |
| GRANTEE: N S KARALY HOLDINGS  |           |           |       |       |        |            |
| 1464/1858                     | 4/11/2022 | WD        | U     | I     | 37     | 2,150,000  |
| GRANTOR: KAVEPS LAKE CITY LLC |           |           |       |       |        |            |
| GRANTEE: N S KARALY HOLDINGS  |           |           |       |       |        |            |

| 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 |  |       |         |  |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0   | 18.00     | UT | 15.00  | 15.00          | 100       | 1993    | 1993        | 3 | 100    | 270             |       |  |       |         |  |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 4  | 200 | 800.00    | UT | 1.50   | 1.50           | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |  |       |         |  |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0   | 15,100.00 | UT | 0.90   | 0.90           | 80        | 1993    | 1993        | 3 | 80     | 10,872          |       |  |       |         |  |
| 4              | 0164       | CONC BIN    | 0   | 0   | 12 | 12  | 144.00    | UT | 12.00  | 12.00          | 100       | 2008    | 2008        | 3 | 100    | 1,728           |       |  |       |         |  |
| 5              | 0253       | LIGHTING    | 0   | 0   | 0  | 0   | 3.00      | UT | 800.00 | 800.00         | 100       | 1993    | 1993        | 3 | 100    | 2,400           |       |  |       |         |  |
| 6              | 0296       | SHED METAL  | 0   | 0   | 6  | 10  | 60.00     | UT | 11.00  | 11.00          | 100       | 2008    | 2008        | 3 | 100    | 660             |       |  |       |         |  |
| TOTALS         |            |             |     |     |    |     |           |    |        |                |           |         |             |   |        | 3,367           |       |  | 3,223 | 339,682 |  |

3289 W US HIGHWAY 90 , LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/11/2026 |
| INC DATE |  | AG DATE   | MLU        |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W12 FST= N12 W24 S12 E24\$ BAS= W31 S16 W3 S6 E34 N22\$ S22 W34 S13 E3 S5 E6 S42 E31 N42 E6 N40\$. |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   |     | CHI      | 138.00 | 300.00 | 43,995.00   | SF        |     | 1.00     | 1.00   | 1.45    | 16.00      | 23.20          | 1,020,684  |                             |      |         |      |     |    |        |