(AKA PART OF LOT 1 LAKE HARRIS F AS FOLLOWS): COMM SE COR OF SEC, E 207.90 FT FOR POB, RUN N 80 DG

VAULT AVENIDA II RTO PORTFOLIO LLC
1750 S TELEGRAPH RD #310
BLOOMFIELD HILLS, MI 48302

2027

35-3S-16-02577-000

BUILDING CHARACTERISTICS

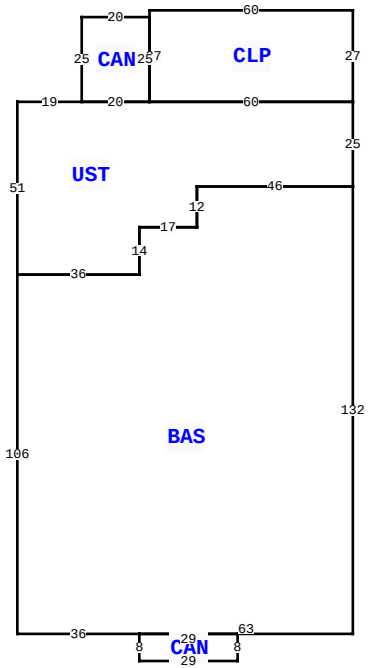
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		35316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,928	100		11,928	305,780
CAN	232	30		70	1,795
CAN	500	30		150	3,846
CLP	1,620	40		648	16,612
UST	3,615	40		1,446	37,069
TOTALS	17,895			14,242	365,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	14,242	83.2307	46.61	663,820	1986	1995	0	0	0	45.00	55.00

2 STORE DISC 0% - 2024 Heated Area: 11928 HX Base Yr



2724 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	365,101
TOTAL MARKET OB/XF VALUE	39,782
TOTAL LAND VALUE - MARKET	707,846
TOTAL MARKET VALUE	1,112,729
SOH/AGL Deduction	0
ASSESSED VALUE	1,112,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,112,729
TOTAL JUST VALUE	1,112,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,112,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0457	REMODEL	730	11/04/2013
301	ADDN COMM	75	08/31/2007
3219	ADDN COMM	315	03/22/2005
1902	ADDN COMM	23	08/30/2000
462	COMMERCIAL	195	06/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1576	12/21/2023	WD	U	I	37	2,064,600
GRANTOR: AARON'S INC						
GRANTEE: VAULT AVENIDA II RT						
1263/0951	9/09/2013	WD	Q	I	01	975,000
GRANTOR: BISHOP & TOMPKINS LLC						
GRANTEE: AARON'S INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N132 W46 S12 W17 S14 W36 S106 E36 E63 $
UST=[ORIG=0,-132] N25 W60 W20 W19 S51 E36 N14 E17 N12 E46 $
CLP=[ORIG=0,-157] N27 W60 S27 E60 $
CAN=[ORIG=-60,-157] N25 W20 S25 E20 $
CAN=[ORIG=-63,0] S8 E29 N8 W29 $
.

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	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	35,038.00	UT	1.85	1.85	50	2001	2001	3	50	32,410	
3	0166	CONC,PAVMT	0	0	0	0	1,593.00	UT	4.00	4.00	100	2026	2025		100	6,372	

LAND DESCRIPTION

TOTAL OB/XF 39,782

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	1300	C	DEPT STORE	0		CG	0.00	0.00	73,734.00	SF		1.00	1.00	0.60	16.00	9.60	707,846							

REVIEW DATE 03/19/2026 BY ME Total Acres: 1.69 Total Land Value: 707,846 Market: 0 Agricultural: 0 Common: 707,846 PRINTED 11/16/2026 BY SYS