

(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

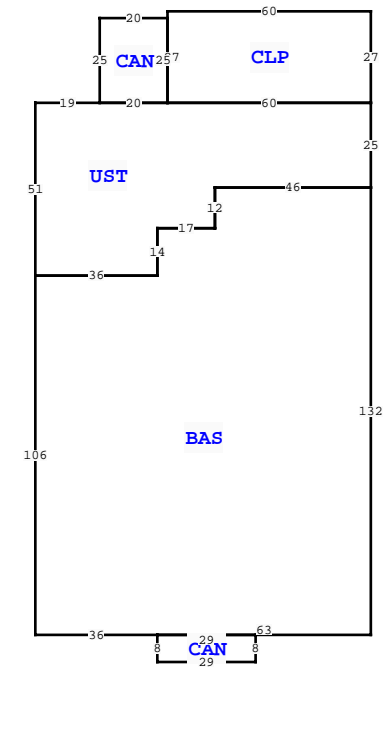
Vault Avenida II RTO Portfolio LLC
1750 S TELEGRAPH RD #310
Bloomfield Hills, MI 48302

2026

35-3S-16-02577-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 90 |
| Exterior Wall | 19 | COMMON BRK | 10 |
| Roof Structure | 09 | RIDGE FRME | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 2 STORE DISC | 0% | - 2024 | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|--------------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | Tax Group: 1 | STANDARD |
| BUILDING MARKET VALUE | Tax Dist: | |
| TOTAL MARKET OB/XF VALUE | | 365,101 |
| TOTAL LAND VALUE - MARKET | | 39,782 |
| TOTAL MARKET VALUE | | 707,846 |
| 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 | | 6,372 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,075,734 |

| QUALITY | CD | | | | |
|------------------|------------------|----------------|------|--------------|----------------------|
| 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 |

| 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 | | | | | | |

| EXTRA FEATURES | | BLD DATE | | LGL DATE | | LAND DATE | | AG DATE | | | | | | | | | |
|----------------------------------|------------|-------------|-----|----------|---|-----------|-----------|---------|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2724 W US HIGHWAY 90 , LAKE CITY | | 05/11/2026 | | MLU | | | | | | | | | | | | | |
| 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 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 35,038.00 | UT | 1.85 | 1.85 | 50 | 2001 | 2001 | 3 | 50 | 32,410 | |
| 4 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1,593.00 | UT | 4.00 | 4.00 | 100 | 2026 | 2025 | | 100 | 6,372 | |

| TOTAL OB/XF | | | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 39,782 | | | | | | | | | | | | | | | | |

| 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 \$ | | | | | | | | | | | | | | | | |

| 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 | 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 | | | | | | | |