

COMM AT NE COR OF SE1/4 OF SE
1/4 OF SEC, RUN S 21.10 FT TO
N R/W US HWY 90 (SAID PT BEING

INLAND DIVERSIFIED LAKE CITY COMMONS LLC
30 SOUTH MERIDIAN ST STE 1100
INDIANAPOLIS, IN 46204

2026

36-3S-16-02611-024

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	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	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		20	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		8	100
Quality	07	07	
DOR CODE	1500 REGIONAL SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	21,008	100	
CAN	210	30	2026
CAN	216	30	2026
CAN	216	30	2026
SFB	1,539	80	
TOTALS	23,189		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
4000	04	22,432	130.4730	126.56	2,838,994	2008	2008	0	0	18.00	82.00				
2 SHOP REGNL 0% - 0 Heated Area: 22547 HX Base Yr															
TOTALS				23,189	22,432	327,975									

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			5,785,443
TOTAL MARKET OB/XF VALUE			470,128
TOTAL LAND VALUE - MARKET			1,220,400
TOTAL MARKET VALUE			7,475,971
SOH/AGL Deduction			0
ASSESSED VALUE			7,475,971
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			7,475,971
TOTAL JUST VALUE			7,475,971
NCON VALUE			20,829
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,384,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0829	REMODEL	0	10/09/2015
12-0565	ADDN COMM	850	12/27/2012
221	ADDN COMM	1,840	10/03/2007
253	DEMOLISH	25	07/16/2007
221	COMMERCIAL	12,194	06/27/2007
221	COMMERCIAL	50	06/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/0345	7/15/2010	WD	U	I	15	10,557,000
GRANTOR: LAKE CITY COMMONS RET						
GRANTEE: INLAND DIVERSIFIED						
1198/0341	7/15/2010	QC	U	I	11	100
GRANTOR: LAKE CITY COMMONS RET						
GRANTEE: INLAND DIVERSIFIED						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W23 D69L49 S295 E12 E48 N281 U23R12 N60 \$	
SFB=[ORIG=-60,364] S27 E57 N27 W57 \$	
CAN=[YR=2026;ORIG=-12,324] E6 S36 W6 N36 \$	
CAN=[YR=2026;ORIG=-12,207] E6 S35 W6 N35 \$	
CAN=[YR=2026;ORIG=-12,84] E6 S36 W6 N36 \$	