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

2027

36-3S-16-02611-024

BUILDING CHARACTERISTICS

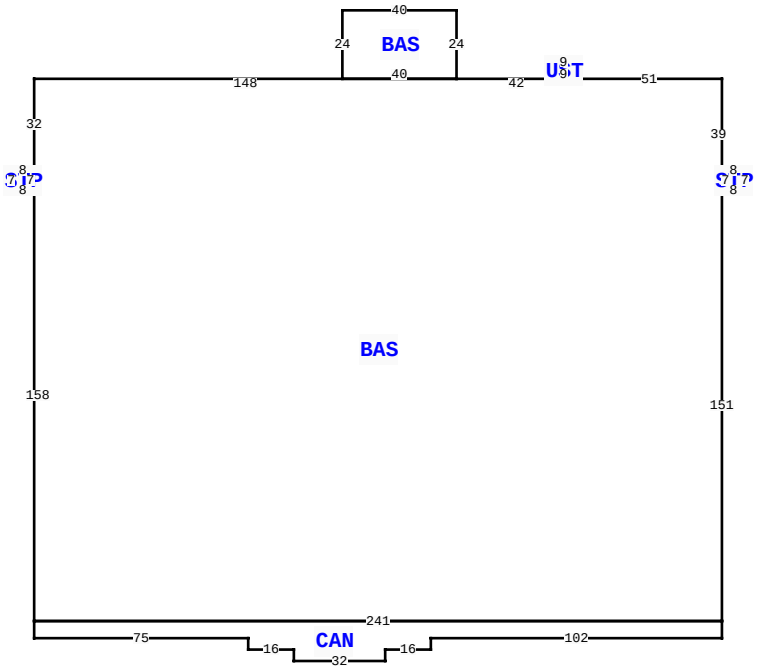
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		49 100
Frame	03	MASONRY 100
Common Wall		6 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	67,393
BAS	45,790	100		45,790	3,214,467
CAN	1,830	30		549	38,540
STP	56	10		6	421
STP	56	10		6	421
UST	54	40		22	1,544
TOTALS	48,746			47,333	3,322,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4200	04	47,333	115.6872	85.61	4,052,178	2008	2008	0	0	0	18.00	82.00

1 SUPER MRKT 0% - 0 Heated Area: 46750 HX Base Yr



295 NW COMMONS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,578,655
TOTAL MARKET OB/XF VALUE	470,128
TOTAL LAND VALUE - MARKET	1,525,500
TOTAL MARKET VALUE	7,574,283
SOH/AGL Deduction	0
ASSESSED VALUE	7,574,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,574,283
TOTAL JUST VALUE	7,574,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,574,283

SALE:6:1: 09-08-10: FOR A TOTL OF 10.17 AC & IMPRV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0113	INTERIOR ALTERATI	1,500,000	04/23/2026
	REROOF	128,626	04/10/2026
23-0323	NEW ROOF		12/21/2023
000048211	Signs - New or Ex	9,500	09/20/2023
000047792	Signs - New or Ex	2,400	07/31/2023
000044455	Signs - New or Ex	2,350	05/17/2022

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UST= N6 W9 S6 E9$ W42 BAS= N24 W40 S24 E40$ W148 S32 STP= W8 S7 E8 N7$ S158 CAN= S6 E75S4 E16 S4 E32 N4 E16 N4 E102 N6 W241$ E241 N151 STP= E8 N7 W8 S7$ N39$.

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	0295	SPKLR SYS	0	0	0	0	46,430.00	UT	1.75	1.75	100	2008	2008	3	100	81,253	
2	0253	LIGHTING	0	0	0	0	25.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	37,500	
3	0166	CONC,PAVMT	0	0	0	0	5,090.00	UT	2.25	2.25	100	2008	2008	3	100	11,453	
4	0260	PAVEMENT-A	0	0	0	0	181,711.00	UT	1.60	1.60	100	2008	2008	3	100	290,738	
5	0215	HYDRA LEVE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	100	7,000	
6	0295	SPKLR SYS	0	0	0	0	21,008.00	UT	1.75	1.75	100	2008	2008	3	100	36,764	
7	0164	CONC BIN	0	0	0	0	420.00	UT	11.00	11.00	100	2008	2008	3	100	4,620	
8	0160	CLFENCE 10	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 470,128

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	1500	C	SH CTR REG	0		CI	0.00	0.00	10.17	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,525,500							

REVIEW DATE 03/19/2026 BY JB Total Acres: 10.17 Total Land Value: 1,525,500 Market: 0 Agricultural: 0 Common: 1,525,500 PRINTED 11/16/2026 BY SYS

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

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2027

36-3S-16-02611-024

BUILDING CHARACTERISTICS

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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

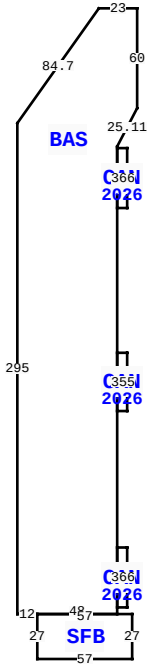
NEIGHBORHOOD/LOC 36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,008	100		21,008	2,112,665
CAN	210	30	2026	63	6,335
CAN	216	30	2026	65	6,537
CAN	216	30	2026	65	6,537
SFB	1,539	80		1,231	123,795
TOTALS	23,189			22,432	2,255,869

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	122.64	2,751,060	2008	2008	0	0	0	18.00	82.00

2 SHOP REGNL 0% - 0 Heated Area: 22547 HX Base Yr



295 NW COMMONS LOOP, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/13/2026 MLU | AG DATE

COLUMBIA COUNTY PROPERTY

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ASSESSED VALUE	7,574,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,574,283
TOTAL JUST VALUE	7,574,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,574,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-256	REMODEL	0	05/16/2018
16-1071	REMODEL	0	10/31/2016
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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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						

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 10.17 Total Land Value: 1,525,500 Market: 0 Agricultural: 0 Common: 1,525,500 PRINTED 11/16/2026 BY SYS