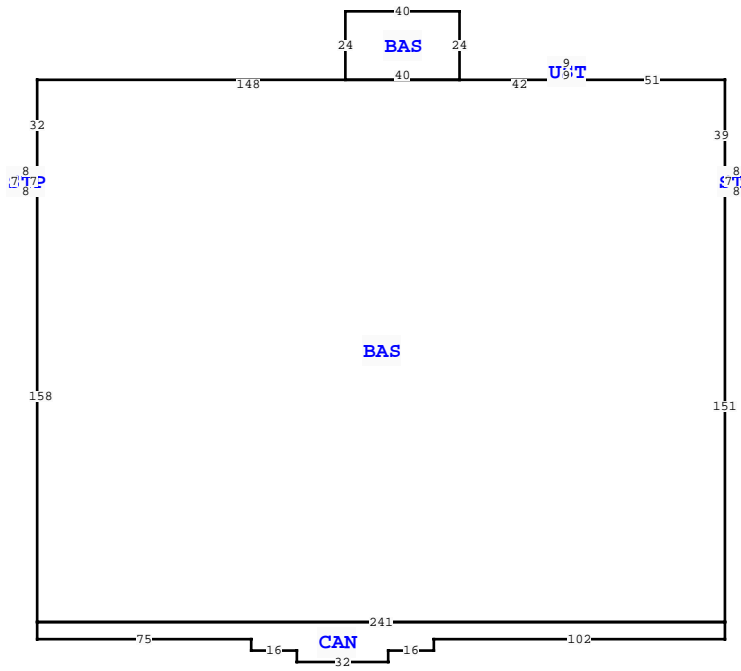




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	10	TERRAZZO 100	
Ceiling	03	PART.FIN. 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		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
BAS	960	100	
BAS	45,790	100	
CAN	1,830	30	
STP	56	10	
STP	56	10	
UST	54	40	
TOTALS	48,746		47,333,322,786

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													



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	20,209		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	7,384,566		

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

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

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	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	3	100	800	

TOTAL OB/XF														470,128			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/13/2026	MLU										

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\$.

LAND DESCRIPTION										TOTAL OB/XF										470,128				
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	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							

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

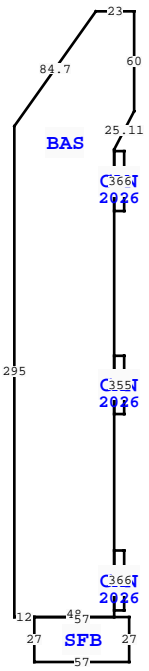
INLAND DIVERSIFIED LAKE CITY COMMONS LLC
30 SOUTH MERIDIAN ST STE 1100
INDIANAPOLIS, IN 46204

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



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
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		20,209
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	ORIG COND	YEAR ON	YEAR ACTUAL

TOTAL OB/XF												
0												

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 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT