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 II, LLC
30 SOUTH MERIDIAN ST STE 1100
INDIANAPOLIS, IN 46204

2027

36-3S-16-02611-028

BUILDING CHARACTERISTICS

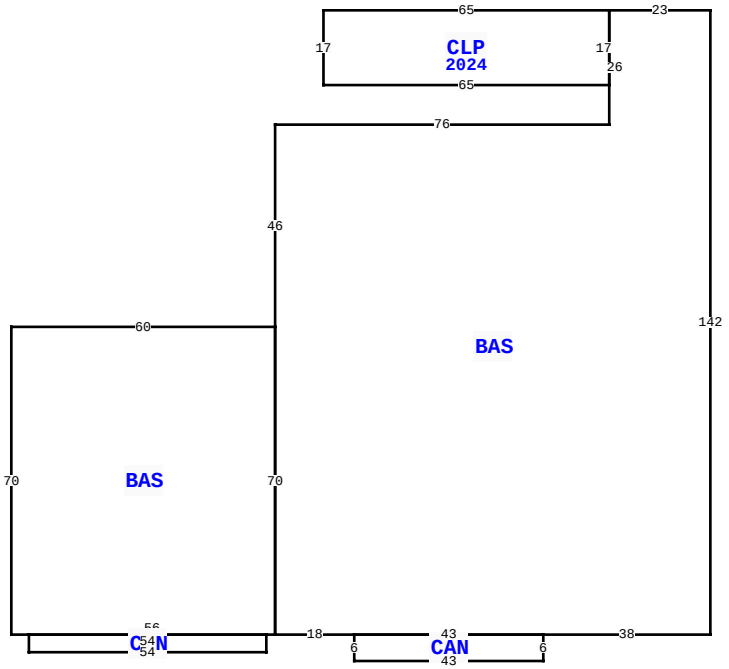
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05
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	4,200	100		4,200	323,635
BAS	12,082	100		12,082	930,990
CAN	216	30		65	5,009
CAN	258	30		77	5,933
CLP	1,105	40	2024	442	34,059
TOTALS	17,861			16,866	1,299,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	16,866	94.2210	88.57	1,493,822	2011	2011	0	0	0	13.00	87.00

1 SHOP REGNL 0% - 0 Heated Area: 16282 HX Base Yr



225 NW COMMONS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	1,299,625
TOTAL MARKET OB/XF VALUE	141,567
TOTAL LAND VALUE - MARKET	929,570
TOTAL MARKET VALUE	2,370,762
SOH/AGL Deduction	0
ASSESSED VALUE	2,370,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,370,762
TOTAL JUST VALUE	2,370,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,370,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2059	COMMERCIAL	650	03/03/2011
2043	COMMERCIAL	2,797	02/24/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0207	8/31/2012	WD	U	I	37	2,887,500
GRANTOR: LAKE CITY COMMONS RET						
GRANTEE: INLAND DIVERSIFIED						
1124/0466	6/28/2007	WD	U	V		200,000
GRANTOR: RICHARD C COLE & JANI						
GRANTEE: LAKE CITY COMMONS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S26 W76 S46 S70 E18 E43 E38 N142 $
BAS=[ORIG=-99,72] W60 S70 E4 E56 N70 $
CAN=[ORIG=-81,142] S6 E43 N6 W43 $
CAN=[ORIG=-155,142] S4 E54 N4 W54 $
CLP=[YR=2024;ORIG=-88,0] E65 S17 W65 N17 $
.

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	0260	PAVEMENT-A	0	0	0	0	58,980.00	UT	1.60	1.60	100	2011	2011	3	100	94,368	
2	0295	SPKLR SYS	0	0	0	0	16,282.00	UT	1.75	1.75	100	2011	2011	3	100	28,494	
3	0120	CLFENCE 4	0	0	0	0	190.00	UT	5.50	5.50	100	2011	2011	3	100	1,045	
4	0166	CONC,PAVMT	0	0	0	0	5,182.00	UT	2.25	2.25	100	2011	2011	3	100	11,660	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2011	2011	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 141,567

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	84,506.40	SF		1.00	1.00	1.00	11.00	11.00	929,570							

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.94 Total Land Value: 929,570 Market: 0 Agricultural: 0 Common: 929,570 PRINTED 11/16/2026 BY SYS