

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION    |      |
|--------------------------|------------------|-----------------|------|
| ELEMENT                  | CD               |                 |      |
| Foundation               | 02               | CONCR SLAB      | 100  |
| Frame                    | 06               | FIREPROOF       | 100  |
| Exterior Wall            | 27               | PREFIN MTL      | 100  |
| Roof Structur            | 03               | GABLE/HIP       | 100  |
| Roof Cover               | 13               | GALVALUM        | 100  |
| Interior Wall            | 05               | DRYWALL         | 70   |
| Interior Wall            | 04               | PLYWOOD         | 30   |
| Interior Floo            | 03               | CONC FINSH      | 60   |
| Interior Floo            | 10               | LAMINATED       | 40   |
| Ceiling                  | 01               | FIN.SUSPD       | 100  |
| Heating Type             | 04               | AIR DUCTED      | 100  |
| Air Condition            | 06               | ENG CENTRL      | 100  |
| Plumbing                 |                  | 6               | 100  |
| Story Height             |                  | 0               | 100  |
| RMS                      |                  | 9               | 100  |
| Stories                  | 1.               | 1.              | 100  |
| Units                    |                  | 0               | 100  |
| Quality                  | 03               | AVERAGE         |      |
| DOR CODE                 | 1100             | STORES, 1 STORY |      |
| MAP NUM                  | 1                | MKT AREA        | 07   |
| NEIGHBORHOOD/LOC         | 000              | 1.00/           |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE     | YEAR |
| AOF                      | 1,320            | 215             | 1993 |
| BAS                      | 1,680            | 100             | 1993 |
| BAS                      | 1,125            | 100             | 2003 |
| FST                      | 1,500            | 70              | 1993 |
| TOTALS                   | 5,625            |                 |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |            |     |      |      |      |        |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB | ECON | FNCT | NORM | % COND |
| 1                  | WAREHOUSE  | 0%        | - 2024      |                |                |            |     |      |      |      |        |
| Heated Area: 4125  |            |           |             |                |                | HX Base Yr |     |      |      |      |        |
|                    |            |           |             |                |                |            |     |      |      |      |        |
| BLD DATE           | 08/20/2019 | RTJ/T     | LGL DATE    | 08/20/2019     | RTJ/T          |            |     |      |      |      |        |
| XF DATE            | 08/25/2022 | MMAK      | LAND DATE   |                |                |            |     |      |      |      |        |
| INC DATE           |            |           | AG DATE     |                |                |            |     |      |      |      |        |

| WAKULLA COUNTY PROPERTY  |                   |           |                    |
|--|-------------------|-----------|--------------------|
| VALUATION SUMMARY  |                   |           | PAGE 1 of 1        |
| VALUATION BY   | STANDARD          |           |                    |
| Tax Group: 4   | Tax Dist:         |           |                    |
| BUILDING MARKET VALUE  |                   |           | 75,168             |
| TOTAL MARKET OB/XF VALUE   |                   |           | 28,803             |
| TOTAL LAND VALUE - MARKET  |                   |           | 60,748             |
| TOTAL MARKET VALUE   |                   |           | 164,719            |
| SOH/AGL Deduction  |                   |           | 0                  |
| ASSESSED VALUE   |                   |           | 164,719            |
| TOTAL EXEMPTION VALUE  |                   |           | 0                  |
| BASE TAXABLE VALUE   |                   |           | 164,719            |
| TOTAL JUST VALUE   |                   |           | 164,719            |
| NCON VALUE   |                   |           | 0                  |
| INCOME VALUE   |                   |           | 0                  |
| PREVIOUS YEAR MKT VALUE  |                   |           | 165,965            |
| PU XFOB, CORR XFOB DIMENS.   |                   |           |                    |
| MM RQST VISIT, CH BLDG COMP, DEMO XFOB,  |                   |           |                    |
| DEL XFOB LN 4-9 & 12   |                   |           |                    |
| COA 2021 TRIM RETURN TO SENDER   |                   |           |                    |
| PERMIT NUM   | DESCRIPTION       | AMT       | ISSUED             |
| 200836   | ELEC SERV         | 0         | 01/15/2008         |
| 20071704   | COMM STORAGE BLDG | 0         | 12/05/2007         |
| 01232007   | REROOF            | 0         | 01/23/2007         |
| 30133  | A/C               | 0         | 04/24/2003         |
| 29873  | ADDITION          | 0         | 02/26/2003         |
| 025684   | SHED              | 0         | 09/16/1999         |
| SALES DATA   |                   |           |                    |
| OFF RECORD Number  | DATE              | TYPE INST | Q / V / I / RSN CD |
| 1306/0170  | 3/27/2023         | WD P      | I 98               |
| GRANTOR: RAZOR PROPERTIES LLC  |                   |           |                    |
| GRANTEE: OLD CREEK DEVELOPME   |                   |           |                    |
| 1176/0137  | 10/16/2020        | WD Q      | I 01               |
| GRANTOR: MCKAYE PROPERTIES LLC   |                   |           |                    |
| GRANTEE: RAZOR PROPERTIES LL   |                   |           |                    |
| BUILDING NOTES   |                   |           |                    |
| BUILDING DIMENSIONS  |                   |           |                    |
| FST=[YR=1993] W60 S25 BAS=[YR=1993] S28 AOF=[YR=1993] S22 E60 BAS=[YR=2003] E25 N45 W25 S45\$ N22 W60\$ E60 N28 W60\$ E60 N25\$. |                   |           |                    |

| EXTRA FEATURES |            |             |     |     |    |    |           |    |       |                |           |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|-------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS     | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1              | 0250       | ASPHALT AV  | 0   | 0   | 0  | 0  | 20,575.00 | SF | 2.00  | 2.00           | 100       |
| 2              | 0055       | PORTABLE C  | 0   | 0   | 20 | 20 | 400.00    | SF | 0.00  | 0.00           | 100       |
| 3              | 0100       | 6" CHAINLI  | 0   | 0   | 0  | 0  | 420.00    | LF | 19.00 | 19.00          | 100       |
| 4              | 0210       | CONCRETE D  | 0   | 0   | 20 | 20 | 400.00    | SF | 6.00  | 6.00           | 100       |
| 5              | 0100       | 6" CHAINLI  | 0   | 0   | 0  | 0  | 1,350.00  | LF | 19.00 | 19.00          | 100       |
| 6              | 0213       | CONCRETE P  | 0   | 0   | 24 | 48 | 1,152.00  | SF | 6.00  | 6.00           | 100       |
| 7              | 0210       | CONCRETE D  | 0   | 0   | 29 | 48 | 1,392.00  | SF | 6.00  | 6.00           | 100       |
| TOTALS         |            |             |     |     |    |    |           |    |       |                |           |

| LAND DESCRIPTION   |          |     |                      |     |     |          |       |       |             |           |      |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                  | 001100   | C   | STORE ONE ST         | 0   |     |          | 0.00  | 0.00  | 2.89        | AC        | 1.00 |
| 2                  | 009630   | C   | WETLAND              | 0   |     |          | 0.00  | 0.00  | 0.58        | AC        | 1.00 |
| TOTAL OB/XF 28,803 |          |     |                      |     |     |          |       |       |             |           |      |