

**FAIRWAY SADLER LLC/
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209**

00-00-30-024B-0001-0000

[illegible]

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 6						2																														
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																										
																					VALUATION BY						DIRECT_CAP																																			
																					Tax Group: 2						Tax Dist:																																			
																					BUILDING MARKET VALUE						6,326,892																																			
																					TOTAL MARKET OB/XF VALUE						0																																			
																					TOTAL LAND VALUE - MARKET						0																																			
																					TOTAL MARKET VALUE						7,532,014																																			
																					SOH/AGL Deduction						0																																			
																					ASSESSED VALUE						7,532,014																																			
																					TOTAL EXEMPTION VALUE						0																																			
																					BASE TAXABLE VALUE						7,532,014																																			
																					TOTAL JUST VALUE						7,532,014																																			
																					NCON VALUE						0																																			
																					INCOME VALUE						7,532,014																																			
																					PREVIOUS YEAR MKT VALUE						7,532,014																																			
DOR CODE		1600	COMMUNITY SHOPPING																		PERMIT NUM						DESCRIPTION						AMT						ISSUED																							
MAP NUM			MKT AREA																		20150199						PET SUPERMARKET						8,500						01/30/2015																							
NEIGHBORHOOD/LOC		2004.00																			20140023						GNC BUILDOUT						27,500						03/03/2014																							
																					20140268						NEW CONSTR						3,500						02/10/2014																							
																					20140261						GNC BUILDOUT						5,000						02/07/2014																							
																					20140071						GNC SIGN						2,200						01/13/2014																							
																					20130365						GAS						200						02/25/2013																							
																					SALES DATA																																									
																					OFF RECORD Number						DATE						TYPE INST						Q U / I / I						RSN CD						SALE PRICE											
																					2118/0866						5/05/2017						SW						Q						I						01						11,500,000					
																					GRANTOR:SADLER EQUITIES LLC																																									
																					GRANTEE:FAIRWAY SADLER LLC																																									
																					1456/1961						11/06/2006						WD						Q						I												1,920,000					
																					GRANTOR:TRIPLE NET EQUITIES L																																									
																					GRANTEE:SADLER EQUITIES LLC																																									
																					BUILDING NOTES																																									
																					BUILDING DIMENSIONS																																									
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 6						2
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										DIRECT_CAP						
DOR CODE		1600	COMMUNITY SHOPPING																																	
MAP NUM			MKT AREA																											01						
NEIGHBORHOOD/LOC		2004.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															