## **EXHIBIT 3**

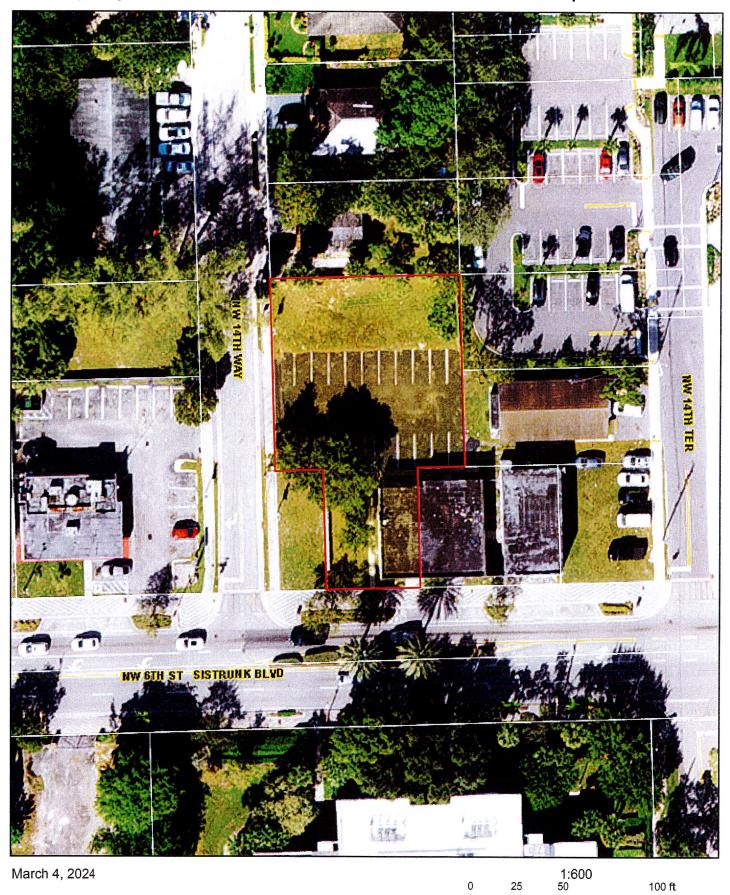


Site Address	1435 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 11 0570
Property Owner	SIRROM COMMERCIAL INC	Millage	0312
Mailing Address	11131 NW 34 PL CORAL SPRINGS FL 33065	Use	17-01
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOT 6 & 7 LESS RD R/W,9,	10,11,12 B	LK 3

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Teduction 10	i cosis di sai	e and our	er adjustmei	its req	ulled by Sec	. 195.01	1(0).	
* 2024 v	alues are cons	sidered "w	vorking values	" and a	are subject to	change.		
	P	roperty A	Assessment	Values				
Year Land		Building / Just / Mai Improvement Value				Assessed / SOH Value		x
<b>2024</b> * \$144,030	\$192,07	70	\$336,1	00	\$336,	100	71 W	
<b>2023</b> \$144,030	\$192,07	70	\$336,1	00	\$336,	100	\$7,656	3.10
<b>2022</b> \$144,030	\$192,07	70	\$336,1	00	\$336,	100	\$8,046	5.22
20	24* Exemptio	ns and T	axable Value	s by Ta	axing Authori	ty		
	Cour	ity	School B	oard	Munic	ipal	Indep	endent
Just Value	\$336,1	00	\$336	3,100	\$336,	100	\$3	336,100
Portability		0		0		0		0
Assessed/SOH	\$336,1	00	\$336	5,100	\$336,	100	\$3	336,100
Homestead		0	0			0		0
Add. Homestead		0	0 0			0		
Wid/Vet/Dis		0		0		0	0	
Senior		0		0		0		0
Exempt Type		0		0		0		0
Taxable	\$336,1	00	\$336	5,100	\$336,	100	\$3	336,100
Sa	les History				Land	Calcula	tions	
Date Type	Price	Book/P	age or CIN		Price	Fa	ctor	Type
6/1/2023 SW*-E	\$1,500,000	118	912804		\$11.00	13	094	SF
10/19/2017 WD-D	\$295,000	114677561						
10/7/2015 PRD-T	\$100	113294670						
2/27/1997 QCD	\$100	260	88 / 104					
7/29/1993 QC*	\$100	212	83 / 443	A	dj. Bldg. S.F.	(Card, S	Sketch)	1026
* Denotes Multi-Parcel Sale	(See Deed)				Eff./Act. Ye	ear Built	1958/1957	7

	Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
03						F2				
С										
1026						13094				





Site Address	1429-1433 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 11 0530
Property Owner	SIRROM COMMERCIAL INC	Millage	0312
Mailing Address	11131 NW 34 PL CORAL SPRINGS FL 33065	Use	12-01
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOTS 3,4,5,LESS RD R/W	BLK 3	

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a

The just	reduction	for c	osts of sal	e and	t in compliance w d other adjustmen	ts rec	uired by Sec.	193.01	1(8).	
	* 2024	l valu	ies are con	sidere	ed "working values"	and a	are subject to ch	ange.		
			F	rope	erty Assessment V	/alues				
Year	Land		Building Improvem	-	Just / Mar Value	ket	Assesse SOH Val		Tax	
2024*	\$50,960		\$88,180		\$139,140	)	\$139,14	0		
2023	\$50,960		\$88,180	)	\$139,140	)	\$139,14	0	\$4,700	).56
2022	\$50,960		\$88,180	)	\$139,140	)	\$139,14	0	\$4,542	2.03
*		2024	* Exemption	ns a	nd Taxable Values	by T	axing Authority	•		
			Cour	nty	School Be	oard	Municip	al	Indep	endent
Just Value			\$139,1	140	\$139	,140	\$139,14	10	\$	139,140
Portability				0		0		0		0
Assessed/S0	OH		\$139,1	140	\$139	,140	\$139,14	10	\$	139,140
Homestead					0			0		0
Add. Homes	tead			0	0			0		0
Wid/Vet/Dis				0	0			0		0
Senior				0		0		0		0
Exempt Type	)			0		0		0		0
Taxable			\$139,1	140	\$139	,140	\$139,14	40	\$	139,140
		Sales	History				Land (	Calcul	ations	
Date	Type		Price	Во	ok/Page or CIN		Price	F	actor	Type
6/1/2023	SW*-E	\$1,	,500,000		118912804		\$11.00		,633	SF
10/19/2017	WD*-D	\$2	210,000		114678485					
8/23/2017	OSA-T				114596091					
9/1/2016	OS*-T				113910445					
10/18/2017	DR*-T		\$100		114678482	Α	dj. Bldg. S.F. (	Card,	Sketch)	4539
* Denotes Mu	Iti-Parcel Sa	le (S	ee Deed)				Unit			2
		•					Eff./Act. Yea	r Buil	t: 1958/195	7
				Sr	pecial Assessmen	ts				

	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
03						F2					
S											
4539						4633					



March 4, 2024



Site Address	1423 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 11 0540
Property Owner	SIRROM COMMERCIAL INC	Millage	0312
Mailing Address	11131 NW 34 PL CORAL SPRINGS FL 33065	Use	10-01
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOTS 1&2,LESS RD R/W B	LK 3	

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

	reduction	for costs of sa	ie and otnei	aujustinei	112 16	quired by Se	C. 195.0	11(0).		
	* 202	4 values are con	sidered "wo	rking values	and "	are subject to	change		the three se	
			Property As	sessment '	Value	s				
Year	Land		Building /				sessed / H Value		Tax	
2024*	\$67,830			\$67,8	30	\$6	7,830			
2023	\$67,830			\$67,8	30	\$2	8,190		\$836.83	
2022	\$46,250			\$46,2	50	\$2	5,630		\$641.50	
		2024* Exemption	ons and Tax	able Value	s by T	Taxing Autho	rity			
		Coun	ity	School Bo	oard	Munic	ipal	lr	ndependent	
Just Value		\$67,8	30	\$67	,830	\$67	,830		\$67,830	
Portability			0		0		0		0	
Assessed	SOH	\$67,8	30	\$67	,830	\$67,830			\$67,830	
Homestea	d		0		0	0			0	
Add. Home	estead		0	0 0		0		0		
Wid/Vet/Di	S		0		0		0		0	
Senior			0		0		0		0	
Exempt Ty	pe		0		0		0		0	
Taxable		\$67,8	30	\$67	,830	\$67	,830		\$67,830	
		Sales History				Lan	Land Calculations			
Date	Туре	Price	Book/Pag	ge or CIN		Price	Fac	ctor	Туре	
6/1/2023	SW*-E	\$1,500,000	11891	2804		\$22.00	3,0	83	SF	
10/19/201	7 WD*-D	\$210,000	11467	78485						
9/1/2016	OS*-T		11391	0445			<del>                                     </del>			

	Sales History									
Date	Type	Price	Book/Page or CIN							
6/1/2023	SW*-E	\$1,500,000	118912804							
10/19/2017	WD*-D	\$210,000	114678485							
9/1/2016	OS*-T		113910445							
10/18/2017	DR*-T	\$100	114678482							
2/27/1997	QC*	\$100	26088 / 110							

Land	Land Calculations									
Price	Type									
\$22.00	3,083	SF								
•										
Adj. Bld	g. S.F.									

<sup>\*</sup> Denotes Multi-Parcel Sale (See Deed)

	Special Assessments											
Fire Garb Light Drain Impr Safe Storm Clean												
03						F3						
L												
1						3083						

