

EXHIBIT 3



MARTY KIARD
BRWARD
 COUNTY
 PROPERTY APPRAISER

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 BLK 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)**.

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$144,030	\$192,070	\$336,100	\$336,100	
2023	\$144,030	\$192,070	\$336,100	\$336,100	\$7,656.10
2022	\$144,030	\$192,070	\$336,100	\$336,100	\$8,046.22

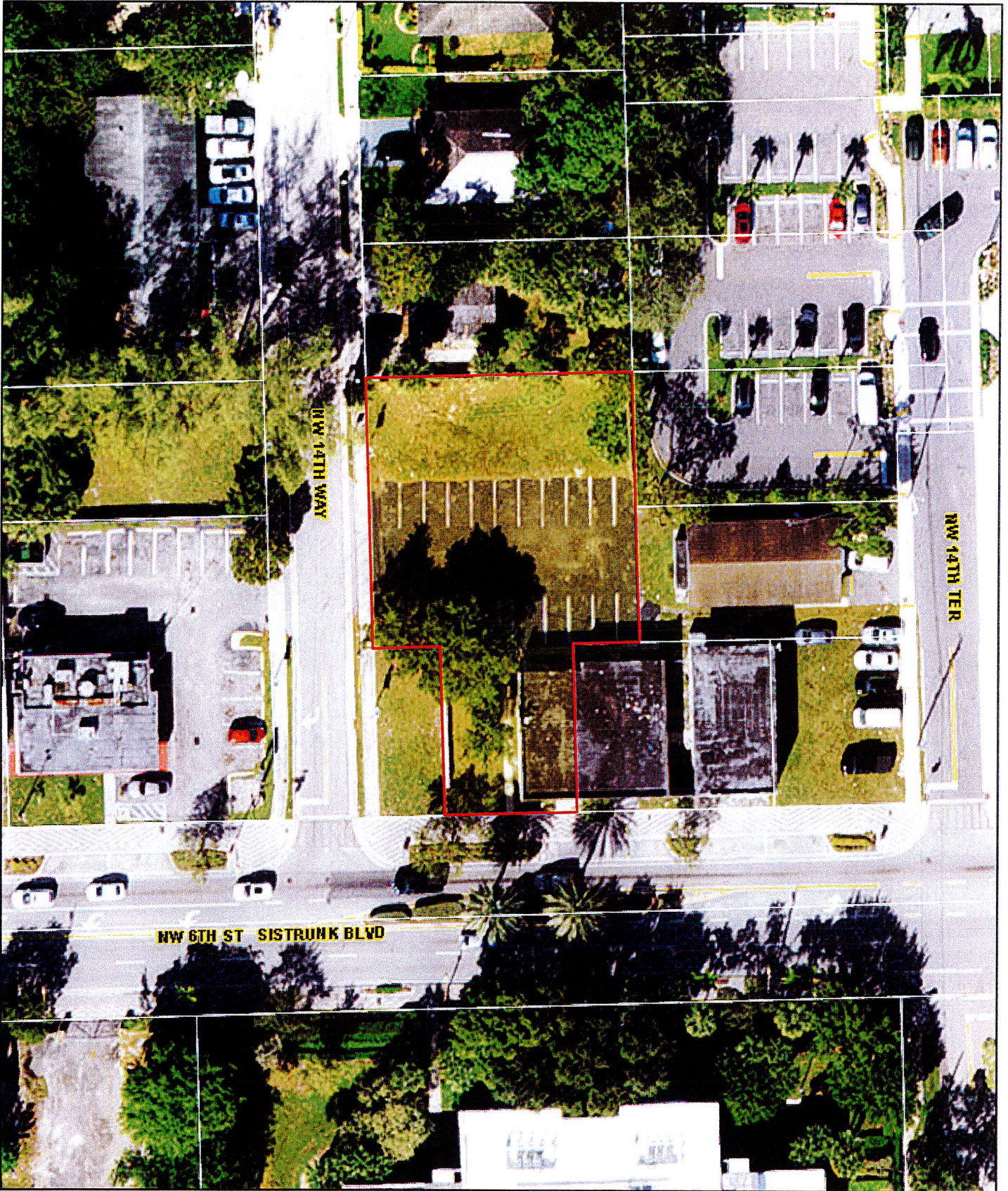
2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$336,100	\$336,100	\$336,100	\$336,100
Portability	0	0	0	0
Assessed/SOH	\$336,100	\$336,100	\$336,100	\$336,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$336,100	\$336,100	\$336,100	\$336,100

Sales History			
Date	Type	Price	Book/Page or CIN
6/1/2023	SW*-E	\$1,500,000	118912804
10/19/2017	WD-D	\$295,000	114677561
10/7/2015	PRD-T	\$100	113294670
2/27/1997	QCD	\$100	26088 / 104
7/29/1993	QC*	\$100	21283 / 443

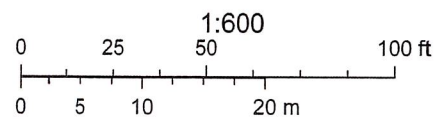
Land Calculations		
Price	Factor	Type
\$11.00	13,094	SF
Adj. Bldg. S.F. (Card, Sketch)		1026
Eff./Act. Year Built: 1958/1957		

* Denotes Multi-Parcel Sale (See Deed)

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



March 4, 2024





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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 RW BLK 3		

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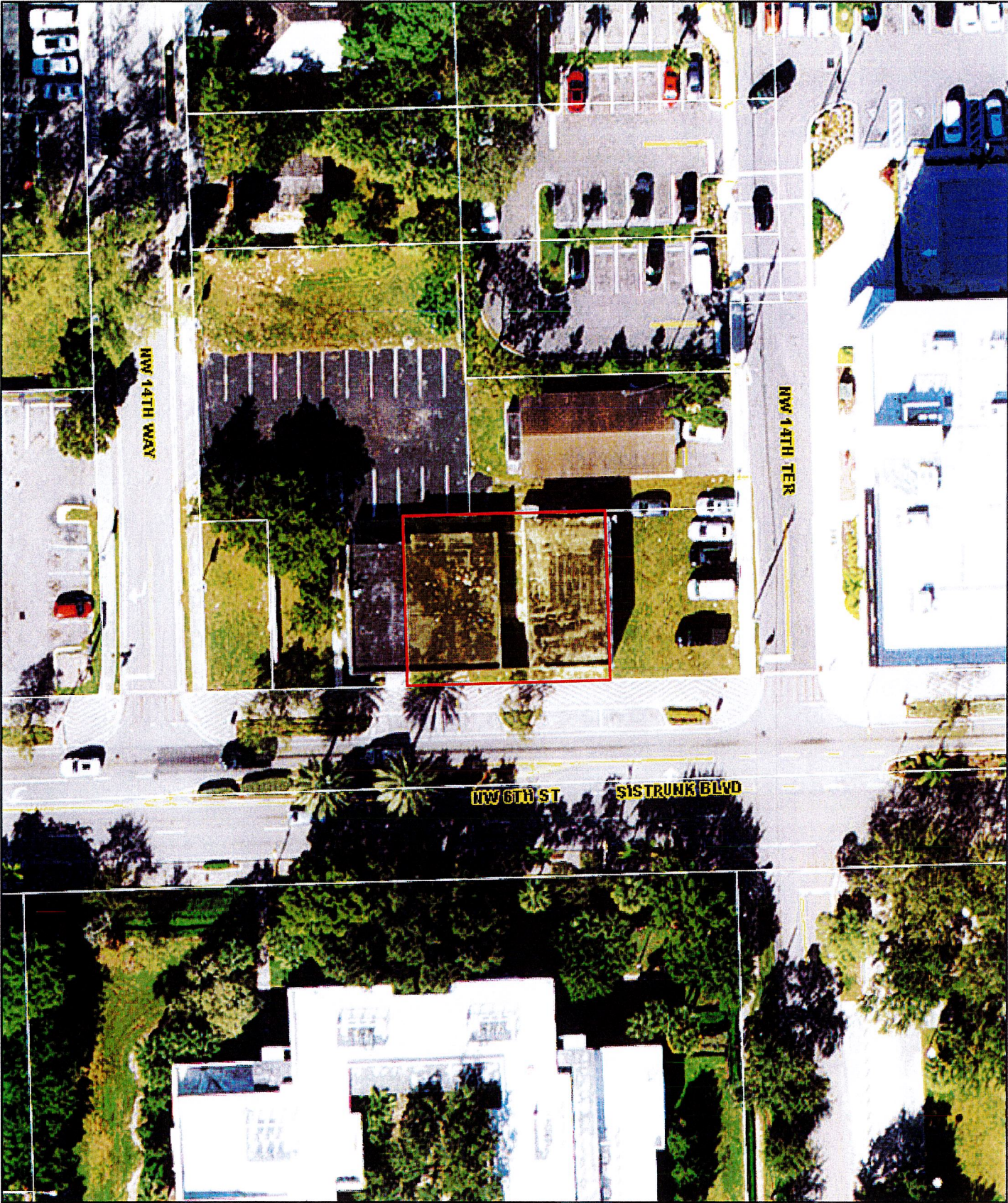
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$50,960	\$88,180	\$139,140	\$139,140	
2023	\$50,960	\$88,180	\$139,140	\$139,140	\$4,700.56
2022	\$50,960	\$88,180	\$139,140	\$139,140	\$4,542.03

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$139,140	\$139,140	\$139,140	\$139,140
Portability	0	0	0	0
Assessed/SOH	\$139,140	\$139,140	\$139,140	\$139,140
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	\$139,140	\$139,140	\$139,140	\$139,140

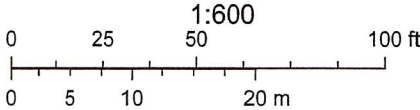
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/2023	SW*-E	\$1,500,000	118912804	\$11.00	4,633	SF
10/19/2017	WD*-D	\$210,000	114678485			
8/23/2017	OSA-T		114596091			
9/1/2016	OS*-T		113910445			
10/18/2017	DR*-T	\$100	114678482	Adj. Bldg. S.F. (Card, Sketch)		4539
				Units		2
				Eff./Act. Year Built: 1958/1957		

* Denotes Multi-Parcel Sale (See Deed)

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



March 4, 2024





MARTY KIAR
BRWARD
 COUNTY
 PROPERTY APPRAISER

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 BLK 3		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$67,830		\$67,830	\$67,830	
2023	\$67,830		\$67,830	\$28,190	\$836.83
2022	\$46,250		\$46,250	\$25,630	\$641.50

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$67,830	\$67,830	\$67,830	\$67,830
Portability	0	0	0	0
Assessed/SOH	\$67,830	\$67,830	\$67,830	\$67,830
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	\$67,830	\$67,830	\$67,830	\$67,830

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 Calculations		
Price	Factor	Type
\$22.00	3,083	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



March 4, 2024

