EXHIBIT 3

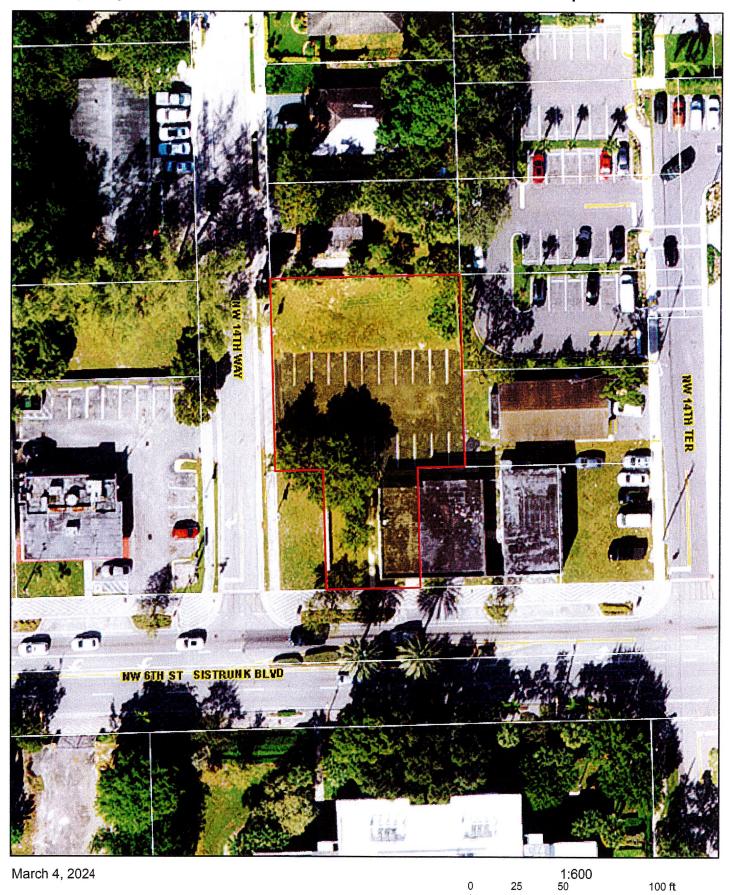


Site Address	1435 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 11 0570
Property Owner	SIRROM COMMERCIAL INC	Millage	0312
Mailing Address	11131 NW 34 PL CORAL SPRINGS FL 33065	Use	17-01
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOT 6 & 7 LESS RD R/W,9,	10,11,12 B	LK 3

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).

		4 values are c	November 1	fast-really-year		- 1000	-		THE STORES			
			Prop	erty A	Assessment	Val	ues				S1000 S100 P	
Year	Land		ding / vemen		Just / Marke Value					120		
2024*	\$144,030	\$192	\$192,070		\$336,1	00		\$336,	100			
2023	\$144,030	\$192	2,070		\$336,1	00		\$336,	100	\$7	656.	10
2022	\$144,030	\$192	2,070		\$336,1	00		\$336,	100	\$8,	,046.	22
		2024* Exemp	tions a	and Ta	axable Value	s b	y Taxii	ng Authori	ty			
		Co	ounty		School E	Boa	rd	Munic	ipal	In	depe	ndent
Just Value		\$33	6,100		\$33	6,10	00	\$336,	100		\$33	36,100
Portability			0				0		0	0		
Assessed/	SOH	\$33	6,100	\$336,1			00	\$336,	100	00 \$336,10		
Homestead	d			0			0		0)		
Add. Home	estead		0	0			0		0			0
Wid/Vet/Di	s		0	0			0	0		0		0
Senior			0	0			0		0			0
Exempt Ty	pe		0				0		0	0		
Taxable		\$33	6,100		\$33	6,10	00	\$336,	100		\$33	36,100
		Sales History				I		Land	Calc	ulations		
Date	Type	Price	В	ook/Pa	age or CIN	I	Р	rice		Factor		Type
6/1/2023	SW*-E	\$1,500,000		1189	912804		\$1	1.00		13,094		SF
10/19/201	7 WD-D	\$295,000		114	677561							
10/7/2015	PRD-T	\$100		113	294670							
2/27/1997	7 QCD	\$100		2608	38 / 104							
7/29/1993	3 QC*	\$100		2128	33 / 443		Adj.	Bldg. S.F.	(Card	d, Sketch)		1026
	Multi-Parcel Sa	le (See Deed)				Eff./Act. Year Built: 1958/1957						
		,				****						

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



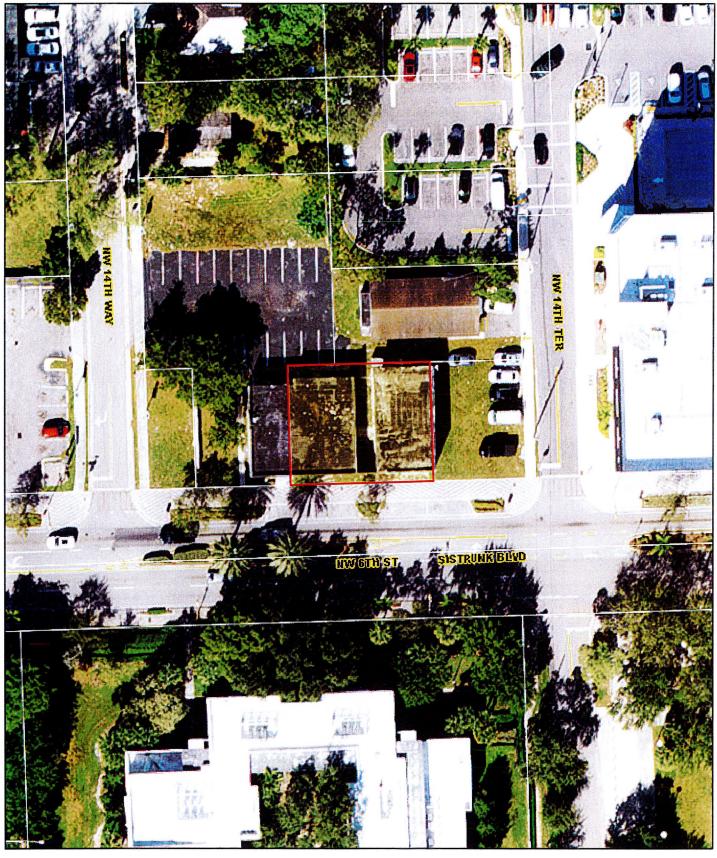


Site Address	1429-1433 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 11 0530
Property Owner	SIRROM COMMERCIAL INC	Millage	0312
Mailing Address	11131 NW 34 PL CORAL SPRINGS FL 33065	Use	12-01
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOTS 3,4,5,LESS RD R/W I	BLK 3	

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

The just	reduction	for costs of	sale an	d oth	ner adjustm	en	ts requi	193.011, Fla. red by Sec. 1	93.011(8).		
	* 2024	4 values are o	consider	ed "v	vorking valu	es"	and are	subject to cha	ange.		
			Prop	erty A	Assessmer	nt V	alues				
Year	Land		ding / /ement		Just / Market Value		Assessed SOH Valu	**************************************	Tax		
2024*	\$50,960	\$88,	\$88,180			140)	\$139,140			
2023	\$50,960	\$88,	\$88,180			140)	\$139,140	\$4,	700.56	
2022	\$50,960	\$88,	\$88,180			140)	\$139,140	\$4,	542.03	
		2024* Exem	ptions a	and T	axable Valu	ies	by Tax	ing Authority			
		С	ounty		School	В	oard	Municipa	al Inc	dependen	
Just Value		\$13	39,140		\$1	139	,140	\$139,14	0	\$139,140	
Portability			0				0		0	(
Assessed/S0	\$10	\$139,140			139	,140	\$139,14	\$139,1			
Homestead			0				0				
Add. Homest	tead		0				0		0	(
Wid/Vet/Dis			0		0			0	(
Senior	NOT SECURE AND ASSESSMENT OF THE PARTY OF TH		0	-			0		0	(
Exempt Type)		0				0		0	(
Taxable		\$13	\$139,140			139	,140	\$139,14	0	\$139,140	
		Sales Histor	y					Land C	alculations		
Date	Type	Price	В	ook/F	age or CIN			Price	Factor	Type	
6/1/2023	SW*-E	\$1,500,000)	118	912804		\$	11.00	4,633	SF	
10/19/2017	WD*-D	\$210,000		114	1678485						
8/23/2017	OSA-T			114	1596091						
9/1/2016	OS*-T			113	910445						
10/18/2017	DR*-T	\$100		114	1678482		Adj	. Bldg. S.F. (C			
* Denotes Mu	Iti-Parcel Sa	le (See Deed	1)					Units	Built: 1958/1	957	
			S	pecia	al Assessm	en	ts				
Fire	Garb	Light	Drai	in	Impr		Safe	Storm	Clean	Misc	
03								F2			

	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).

	reduct	1011 101	CUSIS UI SAI	ie a	ilu otilei aujustille	11.3	equire	u by occ	. 100			
No. 12 Sept.	*2	2024 va	alues are con	side	ered "working values	an an	d are s	ubject to	chan	ge.		
				Pro	perty Assessment	Valu	es					
Year	Land		Buildir Improve	_		Just / Market t Value			Assessed / SOH Value		Tax	
2024*	\$67,830				\$67,8	30		\$67	7,830			
2023	\$67,830				\$67,8	30		\$28	3,190		\$836.83	
2022	\$46,250)			\$46,2	50		\$25	5,630		\$641.50	
		202	24* Exemption	ons	and Taxable Value	s by	Taxing	Author	ity			
			Coun	ty	School B	oard		Munic	ipal	Independent		
Just Value \$67,830				\$67,830			\$67,830			\$67,830		
Portability	/			0	0				0		0	
Assessed	/SOH		\$67,83	30	\$67	',830		\$67,	830		\$67,830	
Homestea	ad			0		0			0		0	
Add. Hom	estead			0		0			0		0	
Wid/Vet/D	is			0		0			0		0	
Senior				0		0			0		0	
Exempt T	ype			0		0			0		0	
Taxable			\$67,83	30	\$67	,830		\$67,	830		\$67,830	
Sales History				Land Ca			Cal	lculations				
Date	Тур	е	Price	E	Book/Page or CIN		Pri	се		actor	Туре	
6/1/2023	3 SW*-	E \$	\$1,500,000		118912804		\$22.	.00 3		3,083	SF	
10/19/20	17 WD*-	D	\$210,000		114678485							
The second secon												

	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. Bld	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					



20 m

10