SE1/4 OF SW /4 LYING SOUTH OF S
R/W & SW1/4 OF SE1/4 LYING S OF
1019.18 FT OF SW1/4 OF SE1/4 S O

THE SCOULAR COMPANY, INC
P O BOX 542047
OMAHA, NE 68154-8047

2026

18-3S-16-02180-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

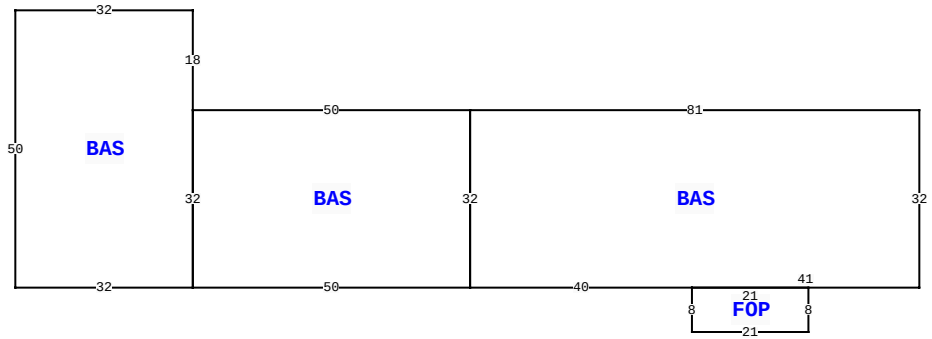
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	85,311
BAS	1,600	100		1,600	85,311
BAS	2,592	100		2,592	138,204
FOP	168	30		50	2,666
TOTALS	5,960			5,842	311,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,842	124.2340	91.93	537,055	1996	1996	0	0	0	42.00	58.00

1 OFFICE LOW 0% - 2023 Heated Area: 5792 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	311,492
TOTAL MARKET OB/XF VALUE	8,628
TOTAL LAND VALUE - MARKET	75,510
TOTAL MARKET VALUE	395,630
SOH/AGL Deduction	0
ASSESSED VALUE	395,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,630
TOTAL JUST VALUE	395,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32332	ADDN COMM	731	09/24/2014
16205	ADDN COMM	275	11/01/1999
15324	ADDN COMM	115	04/01/1999
11347	COMMERCIAL	415	06/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2273	3/28/2022	WD	U	I	35	9,000,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: THE SCOULAR COMPANY						
1140/0335	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W81 BAS= W50 BAS= N18 W32 S50 E32 N32$ S32 E50 N32$ S32 E40 FOP= S8E21N8 W21$ E41 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	560.00	UT	1.50	1.50	100	1996	1996	3	100	840	
2	0166	CONC,PAVMT	0	0	6	32	192.00	UT	1.50	1.50	100	2000	2000	3	100	288	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 8,628

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		A-1	0.00	0.00	8.39	AC		1.00	1.00	1.00	9,000.00	9,000.00	75,510							

REVIEW DATE 04/22/2024 BY TP Total Acres: 8.39 Total Land Value: 75,510 Market: 0 Agricultural: 0 Common: 75,510 PRINTED 11/07/2025 BY SYS