COMM SE COR OF SW1/4, RUN W 330
N 376.77 FT TO S R/W FAIRFIELD R
715.18 FT, S APPROX 248.81 FT TO

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

2026

18-3S-16-02180-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

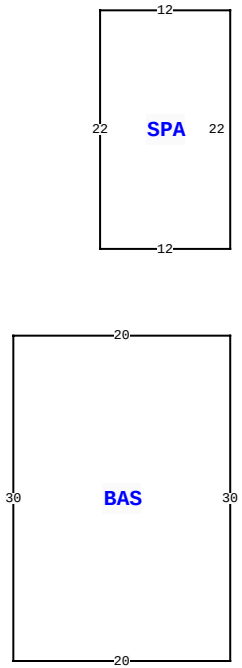
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	14,592
SPA	264	85		224	5,448
TOTALS	864			824	20,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	824	65.7300	48.64	40,079	1965	1965	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 824 HX Base Yr



3776 NW BROWN RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	645,945
TOTAL MARKET OB/XF VALUE	201,278
TOTAL LAND VALUE - MARKET	55,550
TOTAL MARKET VALUE	902,773
SOH/AGL Deduction	0
ASSESSED VALUE	902,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	902,773
TOTAL JUST VALUE	902,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	902,773

PRCL:0:1: ALL GRAIN BINS AND SCALE ARE ON TPP

LAND:1:1: FEED MILL

XFOB:1:1: 24 FEET WIDE BY 60 FEET HIGH.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1140/0935	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S30 E20 N30$ PTR= N30SPA= W12 S22 E12 N22$ S30$.

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	0030	BARN,MT	0	0	45	50	1.00	UT	9,920.00	9,920.00	90	1988	1988	3	90	8,928	
2	0030	BARN,MT	0	0	53	122	1.00	UT	28,515.00	28,515.00	90	1988	1988	3	90	25,664	
3	0030	BARN,MT	0	0	52	25	1.00	UT	4,100.00	4,100.00	90	1988	1988	3	90	3,690	
4	0030	BARN,MT	0	0	19	25	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,500	
5	0283	RR SPUR	0	0	0	0	1.00	UT	25,000.00	25,000.00	90	1988	1988	3	90	22,500	
6	0283	RR SPUR	0	0	0	0	7,920.00	UT	19.50	19.50	90	1993	1993	3	90	138,996	

LAND DESCRIPTION

TOTAL OB/XF 201,278

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,550							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.05 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 11/07/2025 BY SYS

COMM SE COR OF SW1/4, RUN W 330
N 376.77 FT TO S R/W FAIRFIELD R
715.18 FT, S APPROX 248.81 FT TO

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P O BOX 542047
OMAHA, NE 68154-8047

2026

18-3S-16-02180-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

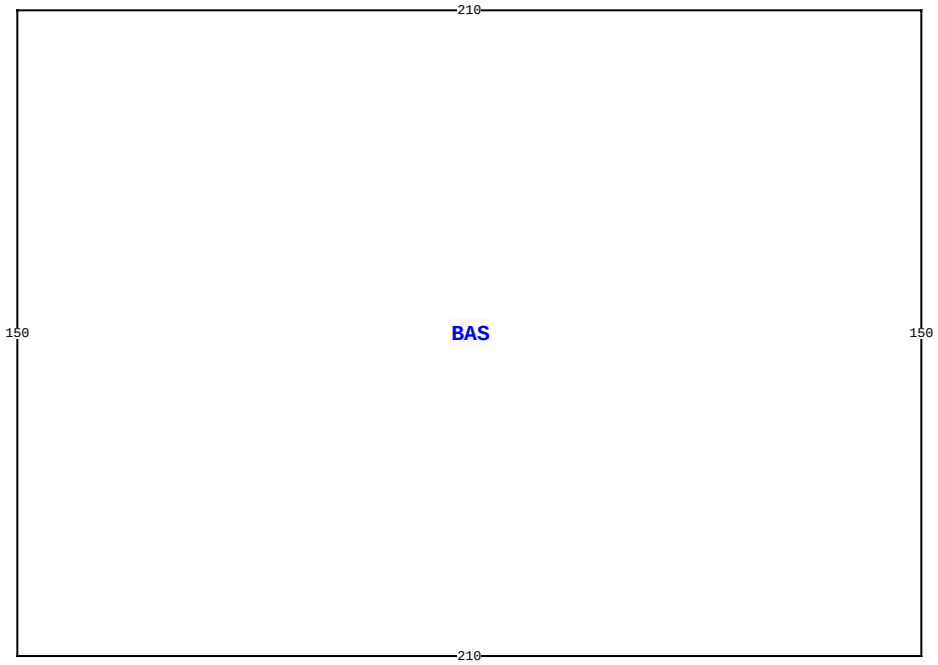
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		28 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
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	31,500	100		31,500	625,905
TOTALS	31,500			31,500	625,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	31,500	107.3975	39.74	1,251,810	1960	1960	0	0	0	50.00	50.00

2 WAREH STOR 0% - 2023 Heated Area: 31500 HX Base Yr



3776 NW BROWN RD, LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1140/0935	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W210 S150 E210 N150$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.05 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 11/07/2025 BY SYS