

COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2026

19-3S-17-05139-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	2900
WHOLESALE OUTLET	
MAP NUM	
MKT AREA	03
NEIGHBORHOOD/LOC	19317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	59,086
CAN	500	30		150	3,166
GOF	2,800	125		3,500	73,857

TOTALS	6,100			6,450	136,108
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE 6	0	0	0	0	360.00	UT	3.80
3	0166	CONC, PAVMT	0	0	24	60	1,440.00	UT	1.50
4	0166	CONC, PAVMT	0	0	0	0	952.00	UT	1.50
5	0260	PAVEMENT-A	0	0	0	0	2,000.00	UT	0.90
6	0253	LIGHTING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2900	C	WHOLESALER	0		I	0.00	0.00	5.74

REVIEW DATE	01/19/2017	BY	DF
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8700	04	6,450	92.5564	35.17	226,846	1973	1973	0	0	0	40.00	60.00	
1 PREF M B A 0% - 2023 Heated Area: 5600 HX Base Yr													

668 NW WALDO ST, LAKE CITY													

TOTAL OB/XF													
23,756													

Total Acres:	5.74	Total Land Value:	80,360	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 5									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,178,231				
TOTAL MARKET OB/XF VALUE					23,756				
TOTAL LAND VALUE - MARKET					80,360				
TOTAL MARKET VALUE					1,282,347				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,282,347				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,282,347				
TOTAL JUST VALUE					1,282,347				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,282,347				
PRMT:3:1: GRAIN STORAGE BINS									
BLDG:1:1: OFFICE									
SALE:1:1: NEW CONST INVOLVED									

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