

COMM AT SE COR OF E1/2 OF
SE1/4 OF NE1/4, RUN W 65.01 FT
FOR POB, RUN N 423.53 FT, W

DOCKINS BROADCAST GROUP LLC
900 E KARSCH BLVD
FARMINGTON, MO 63640

2026

26-3S-15-00237-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	11	BD/BTN AVG 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	6	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	07	07
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM		01
NEIGHBORHOOD/LOC	26315.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	168,516
CAN	320	30		96	6,740
FST	800	50		400	28,086

TOTALS	3,520			2,896	203,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT - A	0	0	0	0	6,040.00	UT	1.50	1.50	
2	0294	SHED WOOD/	0	0	0	0	36.00	UT	9.00	9.00	
3	0060	CARPORT F	0	0	0	0	420.00	UT	5.00	5.00	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
5	0166	CONC, PAVMT	0	0	0	0	670.00	UT	2.50	2.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	1700	C	1STORY OFF	0			0.00	0.00	11.85	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	2,896	120.1075	88.88	257,396	2006	2006	0	0	21.00	79.00
1 OFFICE LOW 0% - 0											
Heated Area: 2400											
HX Base Yr											

40

20

FST

20

40

60

BAS

60

40

CAN

8

40

9206 W US HIGHWAY 90 , LAKE CITY	BLD DATE 06/28/2006 CP	LGL DATE	04/08/2025 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

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
1	0260	PAVEMENT - A	0	0	0	0	6,040.00	UT	1.50	1.50	100	2006	2006	3	100	9,060	
2	0294	SHED WOOD/	0	0	0	0	36.00	UT	9.00	9.00	100	2006	2006	3	100	324	
3	0060	CARPORT F	0	0	0	0	420.00	UT	5.00	5.00	100	2006	2006	3	100	2,100	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0166	CONC, PAVMT	0	0	0	0	670.00	UT	2.50	2.50	100	2006	2006	3	100	1,675	

TOTAL OB/XF											
13,359											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,343	
TOTAL MARKET OB/XF VALUE		13,359	
TOTAL LAND VALUE - MARKET		88,875	
TOTAL MARKET VALUE		305,577	
SOH/AGL Deduction		0	
ASSESSED VALUE		305,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		305,577	
TOTAL JUST VALUE		305,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23337	COMMERCIAL	735	06/29/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1277/1770	7/10/2014	WD	Q	I	01
GRANTOR: POWER COUNTRY					SALE PRICE
GRANTEE: DOCKINS BROADCAST G					200,000
1040/1128	3/10/2005	TD	Q	V	
GRANTOR: CORBETT					120,000
GRANTEE: POWER COUNTRY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N60 FST= N20 W40 S20 E40\$ W40 S60 CAN= S8 E40 N8 W40\$ E40\$.											