

COMM AT WSTRLY R/W OF COLBURN AV
R/W OF ST. JOHNS ST, THENCE RUN
POB, W 100.37 FT, W 30 FT, W 167

ABCM CORPORATION
1320 4TH ST NE
HAMPTON, IA 50441

2026

33-3S-17-13061-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	27	PREFIN MTL 60	8800	04	22,053	120.6813	54.31	1,197,698	2024	2024	0	0	0	1.00	99.00	VALUATION BY STANDARD													
Exterior Wall	15	CONC BLOCK 40	1 PREF M B R 0% - 2025													Heated Area: 21844													
Roof Structure	10	STEEL FRME 100														HX Base Yr													
Roof Cover	14	PREFIN MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	03	CONC FINSH 100																											
Ceiling	03	PART.FIN. 100																											
Air Condition	06	ENG CENTRL 100																											
Heating Type	09	ENG F AIR 100																											
Fixtures	7	100																											
Frame	05	STEEL 100																											
Story Height		16 100																											
RMS		4 100																											
Stories	1.	1. 100																											
Condition Adj	03	03 100																											
Quality	07	07																											
DOR CODE	1100 STORES/1 STORY																												
MAP NUM											MKT AREA					07													
NEIGHBORHOOD/LOC																860317.00 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	21,844	100	2025	21,844	174,485																								
CAN	200	30	2025	60	3,226																								
CAN	200	30	2025	60	3,226																								
CAN	297	30	2025	89	4,786																								
TOTALS 22,541																22,053,185,721													
EXTRA FEATURES																1064 E DUVAL ST, LAKE CITY													
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	0166	CONC, PAVMT	0	0	0	0	34,690.00	UT	3.00	3.00	100	2025	2024		100	104,070													
2	0260	PAVEMENT-A	0	0	0	0	45,430.00	UT	2.00	2.00	100	2025	2024		100	90,860													
3	0214	GRN HOUSE	0	0	40	40	1,600.00	UT	12.00	12.00	100	2025	2024		100	19,200													
4	0060	CARPORT F	0	0	12	8	96.00	UT	7.00	7.00	100	2025	2024		100	672													
5	0295	SPKLR SYS	0	0	0	0	21,844.00	UT	2.50	2.50	100	2025	2024		100	54,610													
6	0150	CLFENCE 8	0	0	0	0	105.00	UT	10.00	10.00	100	2025	2024		100	1,050													
7	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2025	2024		100	10,500													
8	0169	FENCE/WOOD	0	0	0	0	32.00	UT	10.50	10.50	100	2025	2024		100	336													
9	0160	CLFENCE 10	0	0	0	0	415.00	UT	11.00	11.00	100	2025	2024		100	4,565													
TOTAL OB/XF 285,863																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	1100	C	STORE 1FLR	0		*CG	212.00	200.00	33,261.36	SF		1.00	1.00	1.00	2.50	2.50	83,153												
2	1100	C	STORE 1FLR	0		*RMF	-1 0.00	0.00	17,249.00	SF		1.00	1.00	1.00	2.50	2.50	43,122												
3	1100	C	STORE 1FLR	0		*RMF	-120.00	100.00	10,280.00	SF		1.00	1.00	1.00	2.50	2.50	25,700												
4	1100	C	STORE 1FLR	0		*RMF	-190.00	100.00	22,433.00	SF		1.00	1.00	1.00	2.50	2.50	56,082												
5	1100	C	STORE 1FLR	0		*CG	212.00	300.00	71,438.00	SF		1.00	1.00	1.00	2.50	2.50	178,595												
REVIEW DATE 01/31/2025 BY TP																Total Acres: 3.43 Total Land Value: 386,652 Market: 0 Agricultural: 0 Common: 386,652 PRINTED 11/05/2025 BY SYS													