LYING IN SEC 34: COMM AT NE COR
2599.47 FT TO THE R/W LINE OF US
POB, W 167.33 FT, N 14.99 FT, W

ES LCFL OWNER LLC/PRESTWOOD JACK PATTON JR
5710 BULL RUN DR, C/O EQUIPMENTSHARE.COM INC
COLUMBIA, MO 65201

2026

34-3S-17-06908-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

173 NE COUNTY ROAD 245, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,800
TOTAL MARKET VALUE	124,800
SOH/AGL Deduction	0
ASSESSED VALUE	124,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,800
TOTAL JUST VALUE	124,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052560	New Commercial Co	200,000	03/12/2025
000052055	Right-of-Way Acce		01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/1358	6/28/2024	WD	U	V	30	491,900
GRANTOR: EQUIPMENTSHARE.COM IN						
GRANTEE: ES LCFL OWNER LLC						
1504/2749	12/12/2023	WD	U	V	16	300,000
GRANTOR: 113 ESTATES, LLC						
GRANTEE: EQUIPMENTSHARE.COM						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.20	25,000.00	30,000.00	124,800							

REVIEW DATE 12/05/2024 BY TP Total Acres: 4.16 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 11/17/2025 BY SYS