COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
US 90, SE ALONG R/W 204.39 FT

DURYEA GROUP INC/OGDEN KATHRYN D
2800 BROADWAY ST
QUINCY, IL 62301

2026

36-3S-16-02611-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

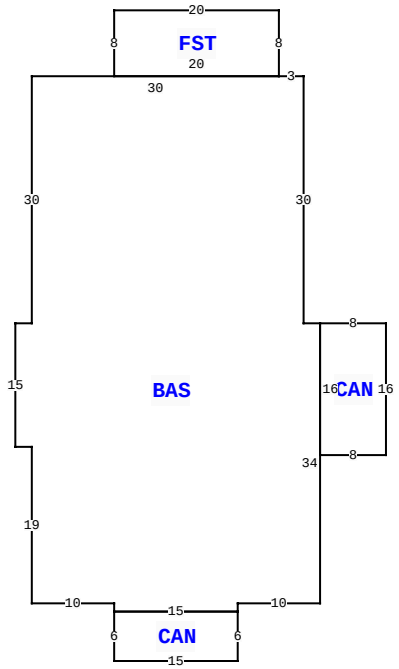
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	08	CLAY TILE 30
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100		2,225	272,067
CAN	90	30		27	3,302
CAN	128	30		38	4,647
FST	160	50		80	9,782
TOTALS	2,603			2,370	289,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,370	144.4716	132.91	314,997	1987	2015	0	0	0	8.00	92.00

1 RES F/FOOD 0% - 0 Heated Area: 2225 HX Base Yr



2411 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	289,797
TOTAL MARKET OB/XF VALUE	16,536
TOTAL LAND VALUE - MARKET	490,012
TOTAL MARKET VALUE	796,345
SOH/AGL Deduction	0
ASSESSED VALUE	796,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,345
TOTAL JUST VALUE	796,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	799,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046701	Electrical Servic	150	03/09/2023
21-0547	TACO BELL REMODEL		09/14/2021
161	REMODEL	960	04/23/2007
134	REMODEL	25	04/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/0052	12/10/2019	WD	U	I	35	3,285,000
GRANTOR: LUIHN VANTEDGE PARTNE						
GRANTEE: DURYEA GROUP INC &						
1385/1018	5/28/2019	WD	U	I	35	2,455,200
GRANTOR: MOMEX FOODS INC						
GRANTEE: LUIHN VANTEDGE PART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FST= N8 W20 S8 E20$ W30 S30 W2 S15 E2 S19 E10 S1
CAN= S6 E15 N6 W15$ E15 N1 E10 N34 CAN= E8 S16 W8 N16$ W2
N30$.

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	0166	CONC,PAVMT	0	0	0	0	737.00	UT	3.00	3.00	100	0	0	3	100	2,211	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,100	
3	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	100	1997	1997	3	100	1,600	
4	0166	CONC,PAVMT	0	0	0	0	32.00	UT	15.00	15.00	100	2000	2000	3	100	480	
5	0164	CONC BIN	0	0	13	22	286.00	UT	7.50	7.50	100	2000	2000	3	100	2,145	

LAND DESCRIPTION

TOTAL OB/XF 16,536

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	2100	C	RESTAURANT	0		00	0.00	0.00	26,134.00	SF		1.00	1.00	1.25	15.00	18.75	490,012							

REVIEW DATE 07/11/2023 BY KS Total Acres: 0.60 Total Land Value: 490,012 Market: 0 Agricultural: 0 Common: 490,012 PRINTED 11/17/2025 BY SYS