

(MAIN PRCL: 13.10 AC):
COMM SW COR OF E1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF

NORTH LAUDERDALE ASSOCIATES II
211 N STADIUM BLVD, STE 201
COLUMBIA, MO 65203

2026

36-3S-16-02611-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100

Quality	06	06	
DOR CODE	1500	REGIONAL SHOPPING	
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	9,000	100		9,000	858,098
BAS	35,203	100		35,203	3,356,402
BAS	55,066	100		55,066	5,250,223
CAN	160	30		48	4,577
CAN	336	30		101	9,629
CLP	1,408	40	2024	563	53,679
CLP	2,000	40	2024	800	76,275

TOTALS	103,173			100,781	9,608,884
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0295	SPKLR SYS	0	0	0	0	99,269.00	UT	1.75
2	0166	CONC, PAVMT	0	0	0	0	10,500.00	UT	2.25
3	0260	PAVEMENT-A	0	0	0	0	251,000.00	UT	1.60
4	0253	LIGHTING	0	0	0	0	22.00	UT	1,500.00
5	0295	SPKLR SYS	0	0	0	0	31,459.00	UT	1.75
6	0166	CONC, PAVMT	0	0	0	0	3,360.00	UT	2.25
7	0120	CLFENCE	4	0	0	0	248.00	UT	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1500	C	SH CTR REG	0		CI	0.00	0.00	13.10

REVIEW DATE	04/29/2024	BY	TP
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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
4000	04	100,781	107.9019	101.43	10,222,217	2017	2017	0	0	0	94.00
2 SHOP REGNL 0% - 0 Heated Area: 99269 HX Base Yr											

2089 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/08/2024	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	0295	SPKLR SYS	0	0	0	0	99,269.00	UT	1.75	1.75	100	2017	2017	3	100	173,721	
2	0166	CONC, PAVMT	0	0	0	0	10,500.00	UT	2.25	2.25	100	2017	2017	3	100	23,625	
3	0260	PAVEMENT-A	0	0	0	0	251,000.00	UT	1.60	1.60	100	2017	2017	3	100	401,600	
4	0253	LIGHTING	0	0	0	0	22.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	33,000	
5	0295	SPKLR SYS	0	0	0	0	31,459.00	UT	1.75	1.75	100	2017	2017	3	100	55,053	
6	0166	CONC, PAVMT	0	0	0	0	3,360.00	UT	2.25	2.25	100	2017	2017	3	100	7,560	
7	0120	CLFENCE	4	0	0	0	248.00	UT	4.50	4.50	100	2024	2023	100		1,116	

TOTAL OB/XF											
695,675											

Total Acres: 13.10	Total Land Value: 1,637,500	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		12,772,542	
TOTAL LAND VALUE - MARKET		695,675	
TOTAL MARKET VALUE		1,637,500	
SOH/AGL Deduction		15,105,717	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		15,105,717	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		15,105,717	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		15,241,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1154	COMMERCIAL	0	12/14/2016
16-0971	COMMERCIAL	0	10/31/2016
16-0823	COMMERCIAL	0	09/23/2016
16-0825	COMMERCIAL	0	09/23/2016
1161	DEMOLISH	25	01/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1977	5/18/2018	WD	Q	I	01	17,250,000
GRANTOR: HUTTON GLEASON PALCE						
GRANTEE: NORTH LAUDERDALE AS						
1321/0827	8/29/2016	WD	Q	I	03	2,150,000
GRANTOR: SHANRI HOLDINGS CORP						
GRANTEE: HUTTON GLEASON PLAC						

BUILDING NOTES									
BAS=[ORIG=-251,-99] N5 W135 N16 W16 S16 W89 S224 E85 S15 E70 N15 E85 N219 \$									
BAS=[ORIG=-75,0] N73 W125 U26L7 W44 S219 E67 E109 N120 \$									
BAS=[ORIG=0,0] W75 S120 E17 E58 N120 \$									
CLP=[YR=2024;ORIG=-386,-120] E88 S16 W88 N16 \$									
CAN=[ORIG=-184,120] S8 E42 N8 W42 \$									
CAN=[ORIG=-58,120] S4 E40 N4 W40 \$									
CLP=[YR=2024;ORIG=-195,-76] N25 E80 S25 W80 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=-251,-99] N5 W135 N16 W16 S16 W89 S224 E85 S15 E70 N15 E85 N219 \$									
BAS=[ORIG=-75,0] N73 W125 U26L7 W44 S219 E67 E109 N120 \$									
BAS=[ORIG=0,0] W75 S120 E17 E58 N120 \$									
CLP=[YR=2024;ORIG=-386,-120] E88 S16 W88 N16 \$									
CAN=[ORIG=-184,120] S8 E42 N8 W42 \$									
CAN=[ORIG=-58,120] S4 E40 N4 W40 \$									
CLP=[YR=2024;ORIG=-195,-76] N25 E80 S25 W80 \$									

Common: 1,637,500	PRINTED 11/06/2025 BY SYS
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