

COMM AT NE COR OF SE1/4 OF SE
1/4 OF SEC, RUN S 21.10 FT TO
N R/W US HWY 90 (SAID PT BEING

INLAND DIVERSIFIED LAKE CITY COMMONS LLC
30 SOUTH MERIDIAN ST STE 1100
INDIANAPOLIS, IN 46204

2026

36-3S-16-02611-024



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17
Roof Structur	09
Roof Cover	04
Interior Wall	05
Interior Floo	10
Ceiling	03
Air Condition	06
Heating Type	09
Fixtures	49
Frame	03
Common Wall	6
Story Height	20
RMS	0
Stories	1.
Units	0

Quality	07
DOR CODE	1500
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	67,393
BAS	45,790	100		45,790	3,214,467
CAN	1,830	30		549	38,540
STP	56	10		6	421
STP	56	10		6	421
UST	54	40		22	1,544

TOTALS	48,746			47,333	3,322,786
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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	46,430.00	UT	1.75
2	0253	LIGHTING	0	0	0	0	25.00	UT	1,500.00
3	0166	CONC, PAVMT	0	0	0	0	5,090.00	UT	2.25
4	0260	PAVEMENT-A	0	0	0	0	181,711.00	UT	1.60
5	0215	HYDRA LEVE	0	0	0	0	2.00	UT	3,500.00
6	0295	SPKLR SYS	0	0	0	0	21,008.00	UT	1.75
7	0164	CONC BIN	0	0	0	0	420.00	UT	11.00

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	10.17

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4200	04	47,333	115.6872	85.61	4,052,178	2008	2008	0	0	0	18.00	82.00	
1 SUPER MRKT 0% - 0													
Heated Area: 46750 HX Base Yr													
295 NW COMMONS LOOP, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/08/2024 MLU													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		5,559,247	
TOTAL MARKET OB/XF VALUE		469,328	
TOTAL LAND VALUE - MARKET		1,220,400	
TOTAL MARKET VALUE		7,248,975	
SOH/AGL Deduction		0	
ASSESSED VALUE		7,248,975	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		7,248,975	
TOTAL JUST VALUE		7,248,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		7,384,566	

SALE: 6:1: 09-08-10: FOR A TOTL OF 10.17 AC & IMPRV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-0323	NEW ROOF		12/21/2023
000048211	Signs - New or Ex	9,500	09/20/2023
000047792	Signs - New or Ex	2,400	07/31/2023
000044455	Signs - New or Ex	2,350	05/17/2022
18-256	REMODEL	0	05/16/2018
16-1071	REMODEL	0	10/31/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1198/0345	7/15/2010	WD U	I	15	
GRANTOR: LAKE CITY COMMONS RET					
GRANTEE: INLAND DIVERSIFIED					
1198/0341	7/15/2010	QC U	I	11	100
GRANTOR: LAKE CITY COMMONS RET					
GRANTEE: INLAND DIVERSIFIED					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W51 UST= N6 W9 S6 E9\$ W42 BAS= N24 W40 S24 E40\$ W148 S32									
STP= W8 S7 E8 N7\$ S158 CAN= S6 E75S4 E16 S4 E32 N4 E16 N4									
E102 N6 W241\$ E241 N151 STP= E8 N7 W8 S7\$ N39\$.									



REVIEW DATE	04/22/2024	BY	TP	Total Acres: 10.17	Total Land Value: 1,220,400	Market: 0	Agricultural: 0	Common: 1,220,400	PRINTED 11/06/2025 BY SYS
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