

COMM SE COR OF SW1/4, RUN W 1197
RUN W 130.10 FT N 77.84 FT, W 2.
FT TO S R/W LINE US-90 RUN E 270

GLEASON PLACE L P
800 W BRYN MAWR AVE
ITASCA, IL 60143-1594

2026

36-3S-16-02617-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	02	02 100

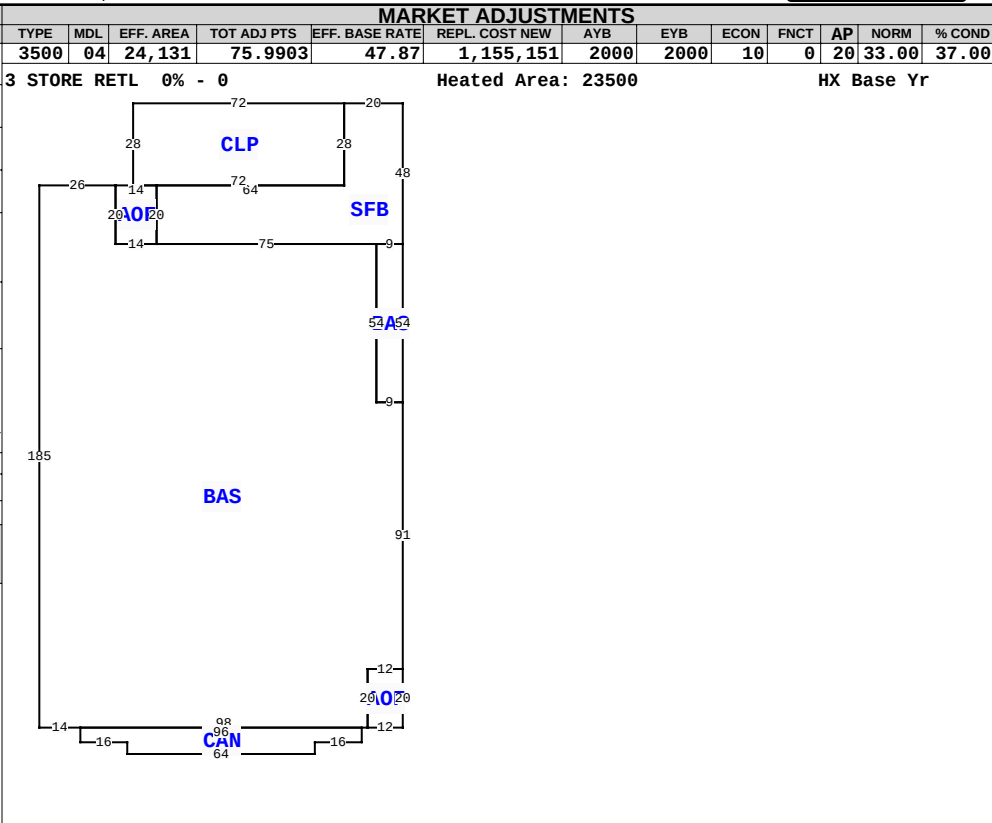
Quality	05	05
DOR CODE	1100 STORES/1 STORY	
MAP NUM		06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	110		264	4,676
AOF	280	110		308	5,455
BAS	486	100		486	8,608
BAS	20,254	100		20,254	358,737
CAN	736	30		221	3,914
CLP	2,016	40		806	14,276
SFB	2,240	80		1,792	31,740

TOTALS	26,252			24,131	427,406
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,043.00	UT	1.50	1.50	
2	0260	PAVEMENT-A	0	0	0	0	48,500.00	UT	0.90	0.90	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	
5	0295	SPKLR SYS	0	0	0	0	23,500.00	UT	1.00	1.00	
6	0120	CLFENCE	4	0	0	0	740.00	UT	2.50	2.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	1100	C	STORE 1FLR	0		CI	0.00	375.00	80,068.00	SF	
2	9601	C	RETENTION AR	0		CI	0.00	0.00	0.67	SF	



2434 W US HIGHWAY 90	LAKE CITY	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	
		INC DATE		AG DATE	
				04/08/2024	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		427,406	
TOTAL MARKET OB/XF VALUE		75,565	
TOTAL LAND VALUE - MARKET		1,201,137	
TOTAL MARKET VALUE		1,704,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,704,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,704,108	
TOTAL JUST VALUE		1,704,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,727,211	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1626	COMMERCIAL	3,966	08/31/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0882/0408	6/10/1999	PR Q	V		1,250,000
GRANTOR: TED BOND (PER REP OF					
GRANTEE: GLEASON PLACE, L P					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S185 E14 CAN= S5 E16 S4 E64 N4 E16 N5 W96\$ E98 AOF= E12 N20 W12 S20\$ N20 E12 N91 BAS= N54 W9 S54 E9\$ W9 N54 SFB= E9 N48 W20 CLP= W72 S28 E72 N28\$ S28 W64 S20 E75\$ W75 AOF= N20 W14 S20 E14\$ W14 N20\$.											