C DIV:(BLOCK 39 AIR SPACE) ALL
AIR SPACE BETWEEN ELEVATION
210.95 FT & 222.51 FT WITHIN:

BELLSOUTH TELECOMMUNICATIONS
PROPERTY TAX DEPARTMENT, 1010 PINE ST, ROOM 9 E-L-01
SAINT LOUIS, MO 63101

2027

00-00-00-12750-000

BUILDING CHARACTERISTICS

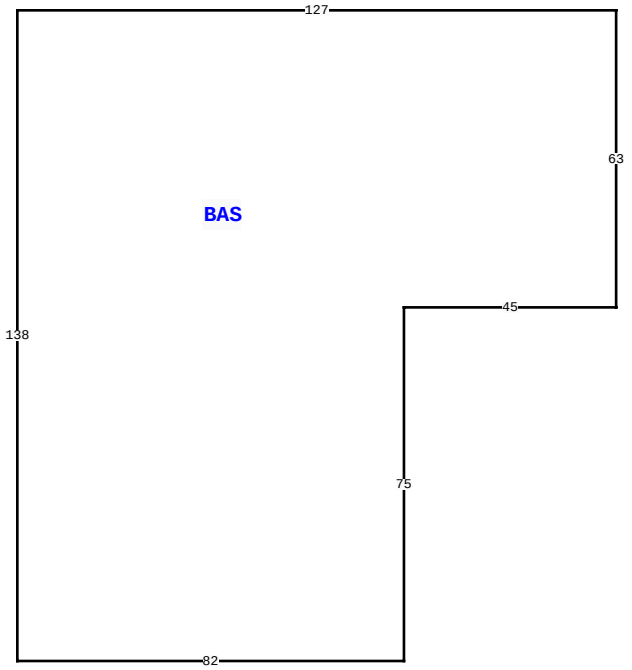
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		12 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,151	100		14,151	345,284
TOTALS	14,151			14,151	345,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7600	06	14,151	129.7920	122.00	1,726,422	1978	1978	0	30	0	50.00	20.00

1 EXCEP WARE 0% - 0 Heated Area: 14151 HX Base Yr



170 SW NASSAU ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	345,284
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,414
TOTAL MARKET VALUE	377,698
SOH/AGL Deduction	0
ASSESSED VALUE	377,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,698
TOTAL JUST VALUE	377,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,698

LAND:1:1: ADJUSTMENT SHOULD BE 42.01% 18526

BLDG:1:1: UPPER STORY AT&T 42.01% OF TOTAL BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045848	Communications To	14,000	11/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0285	12/15/1999	QC	Q	I	01	881,500

GRANTOR: AT&T COMMUNICATIONS

GRANTEE: BELLSOUTH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W127 S138 E82 N75 E45 N63$.

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	9100	C	UTILITY	0		00	210.00	210.00	44,100.00	SF		1.00	1.00	0.42	1.75	0.74	32,414							

REVIEW DATE 03/05/2026 BY ME Total Acres: 1.01 Total Land Value: 32,414 Market: 0 Agricultural: 0 Common: 32,414 PRINTED 11/16/2026 BY SYS