

E DIV: BEG INTERS OF E LINE BLK
DUVAL ST, RUN N 151.21 FT, W 195
FT TO N R/W, E ALONG R/W 194.76

O'REILLY AUTOMOTIVE INC
C/O THOMSON REUTERS PTS, P O BOX 9167
SPRINGFIELD, MO 65801-9167

2026

00-00-00-13191-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 50	
Interior Floor	07	CORK/VTILE 50	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,476	100	
TOTALS	7,476		408,253

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3600	04	7,476	116.0850	65.01	486,015	2009	2009	0	0	16.00	84.00		
2 STORE DISC 0% - 0													
Heated Area: 7476 HX Base Yr													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		408,253	
TOTAL MARKET OB/XF VALUE		51,263	
TOTAL LAND VALUE - MARKET		106,721	
TOTAL MARKET VALUE		566,237	
SOH/AGL Deduction		0	
ASSESSED VALUE		566,237	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		566,237	
TOTAL JUST VALUE		566,237	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		558,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1201	COMMERCIAL	2,560	02/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/0148	8/30/2007	WD	Q	I		249,600
GRANTOR: HARLAN E MARKHAM						
GRANTEE: O'REILLY AUTOMOTIVE						
0957/1615	7/03/2002	WD	Q	I	03	52,000
GRANTOR: WILLIAM T BRADY						
GRANTEE: HARLAN MARKHAM						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	0	0	18,690.00	UT	2.25	2.25	100	2009	2009	3	100	42,053	
2	0253	LIGHTING	0	0	0	2.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	3,000	
3	0120	CLFENCE 4	0	0	0	270.00	UT	5.50	5.50	100	2009	2009	3	100	1,485	
4	0169	FENCE/WOOD	0	0	0	450.00	UT	10.50	10.50	100	2009	2009	3	100	4,725	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*CG	0.00	0.00	38,744.00	SF		1.00	1.00	1.00	2.75	2.75	106,546							
2	9601	C	RETENTION AR	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	175.00	175.00	175							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W100 S75 E57 N3 E8 S3 E35 N75\$.