COMM SW COR OF SEC, N 100.02
FT TO N R/W OF BELL ST, E
ALONG R/W 957.82 FT FOR POB,

LC PROPERTIES, LLC
14507 FRONTIER RD
OMAHA, NE 68138

2027

07-3S-17-04868-001

BUILDING CHARACTERISTICS

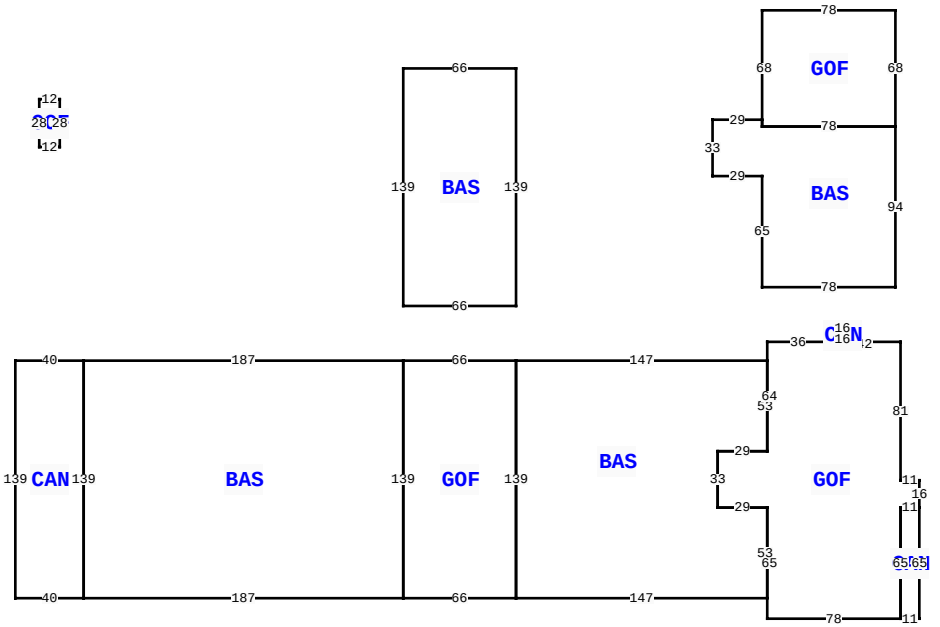
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		59 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		28 100
Stories	2.	2. 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	7317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,289	100		8,289	560,652
BAS	9,174	100		9,174	620,512
BAS	19,476	100		19,476	1,317,319
BAS	25,993	100		25,993	1,758,117
CAN	128	30		38	2,571
CAN	715	30		214	14,474
CAN	5,560	30		1,668	112,821
GOF	336	185		622	42,071
GOF	5,304	185		9,812	663,665
GOF	9,174	185		16,972	1,147,954
TOTALS	97,918			117,731	7,963,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	117,731	142.3100	69.73	8,209,383	2021	2021	0	0	0	3.00	97.00

1 VEH SALE/R 0% - 2022 Heated Area: 91515 HX Base Yr



** This building has 11 Sub-Areas

879 NW BELL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,963,102
TOTAL MARKET OB/XF VALUE	4,343,540
TOTAL LAND VALUE - MARKET	775,000
TOTAL MARKET VALUE	13,081,642
SOH/AGL Deduction	0
ASSESSED VALUE	13,081,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,081,642
TOTAL JUST VALUE	13,081,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,081,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0634	INDUSTRIAL	55,371	03/16/2020
19-0614	INDUSTRIAL	9,148	11/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1698	2/01/2019	WD	Q	V	01	1,000,000

GRANTOR: AUDREY S BULLARD AS I

GRANTEE: LC PROPERTIES, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=72,-78] W187 S139 E187 N139 $
BAS=[ORIG=285,-78] W147 S139 E147 N53 W29 N33 E29 N53 $
GOF=[ORIG=363,-89] W42 W36 S64 W29 S33 E29 S65 E78 N65 E11 N16 W11 N81 $
GOF=[ORIG=138,-78] W66 S139 E66 N139 $
BAS=[ORIG=138,-110] N139 W66 S139 E66 $
BAS=[ORIG=360,-121] N94 W78 N4 W29 S33 E29 S65 E78 $
CAN=[ORIG=-115,-78] W40 S139 E40 N139 $
GOF=[ORIG=360,-215] N68 W78 S68 E78 $
CAN=[ORIG=363,8] S65 E11 N65 W11 $
GOF=[ORIG=-141,-231] S28 E12 N28 W12 $
CAN=[ORIG=321,-97] S8 E16 N8 W16 $

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
1	0253	LIGHTING	0	0	0	0	7.00	UT	3,000.00	3,000.00	100	2022	2021		100	21,000	
2	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2022	2021		100	13,500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
4	0292	SCALES	0	0	0	0	1.00	UT	24,000.00	24,000.00	100	2022	2021		100	24,000	
5	0100	ELEV.PASS	0	0	0	0	1.00	UT	26,000.00	26,000.00	100	2022	2021		100	26,000	
6	0295	SPKLR SYS	0	0	0	0	91,515.00	UT	2.50	2.50	100	2022	2021		100	228,788	
7	0166	CONC,PAVMT	0	0	0	0	1,327,284.00	UT	3.00	3.00	100	2022	2021		100	3,981,852	
8	0140	CLFENCE 6	0	0	0	0	6,000.00	UT	7.50	7.50	100	2022	2021		100	45,000	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	600	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,343,540

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	2700	C	AUTO SALES	0		ILW	0.00	0.00	50.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	775,000							

REVIEW DATE 03/05/2026 BY ME Total Acres: 50.00 Total Land Value: 775,000 Market: 0 Agricultural: 0 Common: 775,000 PRINTED 11/17/2026 BY SYS