COMM SE COR OF NE1/4, RUN W 1689
401.10 FT FOR POB, CONT NE 522.7
R/W OF SR- 252, SE ALONG R/W 250

BELLSOUTH TELECOMMUNICATIONS
1010 PINE STREET, ROOM 9 E-L-01
SAINT LOUIS, MO 63101

2027

17-4S-17-08440-001

BUILDING CHARACTERISTICS

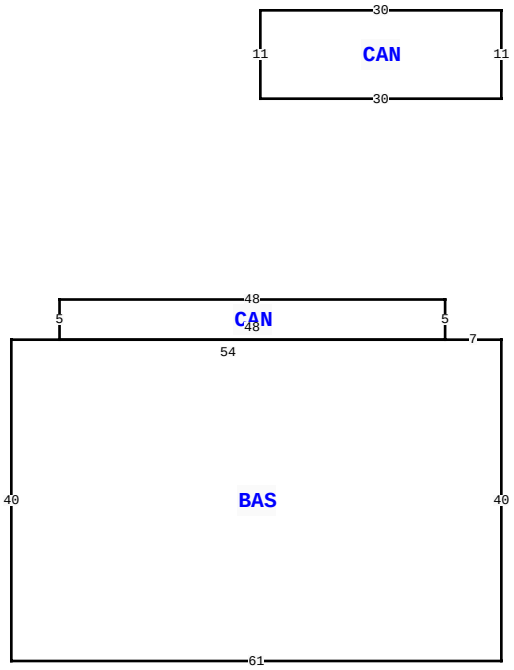
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		7 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100		2,440	115,461
CAN	240	30		72	3,407
CAN	330	30		99	4,685
TOTALS	3,010			2,611	123,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,611	127.8950	94.64	247,105	1976	1976	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2440 HX Base Yr



582 SE COUNTY ROAD 252 , LAKE CITY

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

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,400	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,400	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,700	
5	0297	SHED CONCR	0	0	16	38	608.00	UT	4.50	4.50	100	1998	1998	3	100	2,736	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,856
TOTAL MARKET OB/XF VALUE	27,436
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	217,292
SOH/AGL Deduction	0
ASSESSED VALUE	217,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,292
TOTAL JUST VALUE	217,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,292

LAND:1:1: LAND USE: C G

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0160	12/22/2005	QC	Q	I	01	92,000
GRANTOR: DIME SAVINGS BANK OF						
GRANTEE: BELLSOUTH TELECOMMU						
0814/1032	8/30/1995	CT	U	I	11	10,000
GRANTOR: P DEWITT CASON CLERK						
GRANTEE: THE DIME SAVINGS BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 CAN= N5 W48 S5 E48$ W54 S40 E61 N40$ PTR=N30 CAN= N11 W30 S11 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 27,436

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	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							

REVIEW DATE 05/03/2017 BY BC Total Acres: 3.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NE1/4, RUN W 1689
401.10 FT FOR POB, CONT NE 522.7
R/W OF SR- 252, SE ALONG R/W 250

BELLSOUTH TELECOMMUNICATIONS
1010 PINE STREET, ROOM 9 E-L-01
SAINT LOUIS, MO 63101

2027

17-4S-17-08440-001

BUILDING CHARACTERISTICS

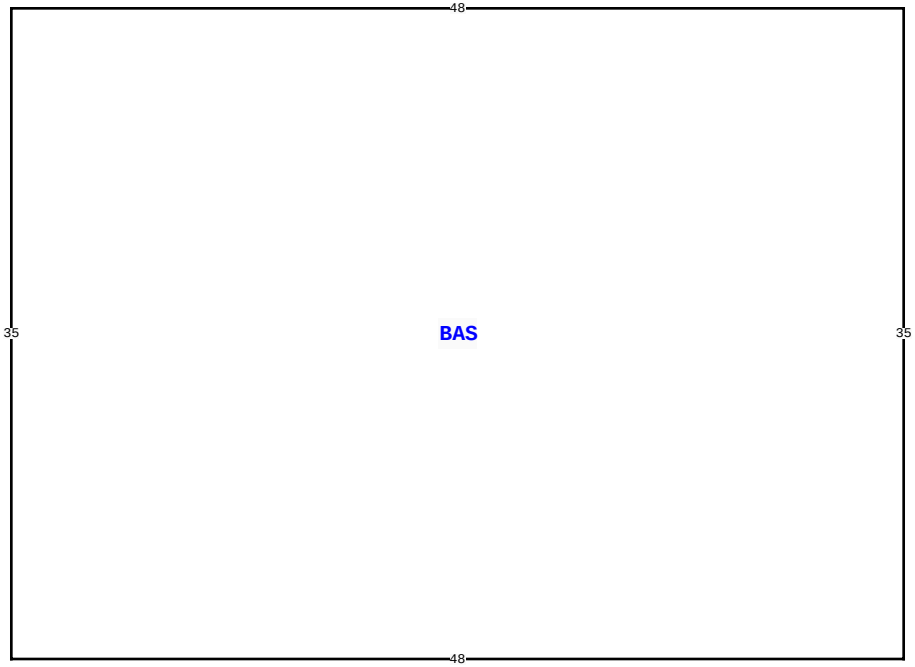
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	33,304
TOTALS	1,680			1,680	33,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,680	86.9400	33.04	55,507	1976	1976	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 1680 HX Base Yr



582 SE COUNTY ROAD 252 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	217,292
SOH/AGL Deduction	0
ASSESSED VALUE	217,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,292
TOTAL JUST VALUE	217,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0814/1032	8/30/1995	CT	U	I	11	10,000
GRANTOR: P DEWITT CASON CLERK						
GRANTEE: THE DIME SAVINGS BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S35 E48 N35$.

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

REVIEW DATE 05/03/2017 BY BC Total Acres: 3.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS