

COMM SE COR OF SW1/4, RUN W 330  
N 376.77 FT TO S R/W FAIRFIELD R  
715.18 FT, S APPROX 248.81 FT TO

THE SCOLAR COMPANY, INC  
P O BOX 542047  
OMAHA, NE 68154-8047

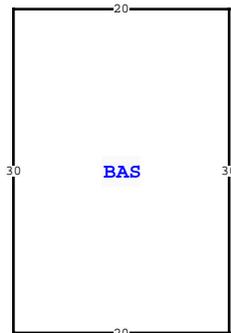
2026

18-3S-16-02180-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	06	VINYL ASB 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Fixtures		2 100	
Frame	03	MASONRY 100	
Story Height		8 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
SPA	264	85	
TOTALS	864		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2023								
				Heated Area: 824							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		697,200	
TOTAL MARKET OB/XF VALUE		201,278	
TOTAL LAND VALUE - MARKET		60,600	
TOTAL MARKET VALUE		959,078	
SOH/AGL Deduction		0	
ASSESSED VALUE		959,078	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		959,078	
TOTAL JUST VALUE		959,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		902,773	

PRCL:0:1: ALL GRAIN BINS AND SCALE ARE ON TPP

LAND:1:1: FEED MILL

XFOB:1:1: 24 FEET WIDE BY 60 FEET HIGH.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/2273	3/28/2022	WD	U	I	35	9,000,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: THE SCOLAR COMPANY						
1140/0935	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
3776 NW BROWN RD, LAKE CITY								04/22/2026		MLU			

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	0030	BARN,MT	0	0	45	50	1.00	UT	9,920.00	9,920.00	90	1988	1988	3	90	8,928	
2	0030	BARN,MT	0	0	53	122	1.00	UT	28,515.00	28,515.00	90	1988	1988	3	90	25,664	
3	0030	BARN,MT	0	0	52	25	1.00	UT	4,100.00	4,100.00	90	1988	1988	3	90	3,690	
4	0030	BARN,MT	0	0	19	25	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,500	
5	0283	RR SPUR	0	0	0	0	1.00	UT	25,000.00	25,000.00	90	1988	1988	3	90	22,500	
6	0283	RR SPUR	0	0	0	0	7,920.00	UT	19.50	19.50	90	1993	1993	3	90	138,996	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S30 E20 N30\$ PTR= N30SPA= W12 S22 E12 N22\$ S30\$.	

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

