COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2027

19-3S-17-05139-001

BUILDING CHARACTERISTICS

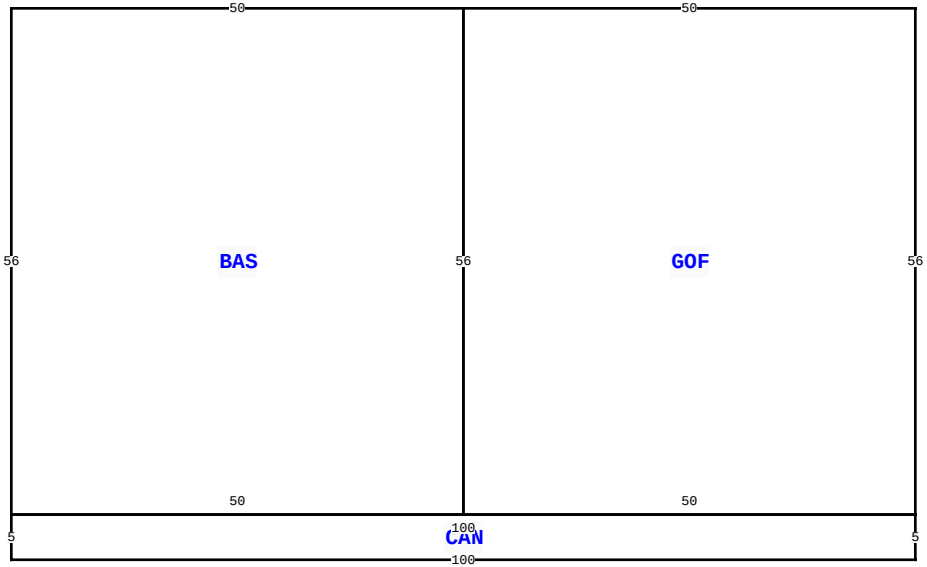
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	59,086
CAN	500	30		150	3,166
GOF	2,800	125		3,500	73,857
TOTALS	6,100			6,450	136,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,450	92.5564	35.17	226,846	1973	1973	0	0	0	40.00	60.00

1 PREF M B A 0% - 2023 Heated Area: 5600 HX Base Yr



668 NW WALDO ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
2	0140	CLFENCE 6	0	0	0	0	360.00	UT	3.80	3.80	100	1993	1993	3	100	1,368	
3	0166	CONC,PAVMT	0	0	24	60	1,440.00	UT	1.50	1.50	100	1994	1994	3	100	2,160	
4	0166	CONC,PAVMT	0	0	0	0	952.00	UT	1.50	1.50	100	1996	1996	3	100	1,428	
5	0260	PAVEMENT-A	0	0	0	0	2,000.00	UT	0.90	0.90	100	1993	1993	3	100	1,800	
6	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,178,231
TOTAL MARKET OB/XF VALUE	23,756
TOTAL LAND VALUE - MARKET	80,360
TOTAL MARKET VALUE	1,282,347
SOH/AGL Deduction	0
ASSESSED VALUE	1,282,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,347
TOTAL JUST VALUE	1,282,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,347

PRMT:3:1: GRAIN STORAGE BINS
BLDG:1:1: OFFICE
SALE:1:1: NEW CONST INVOLVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055439	Remodel	210,000	04/08/2026
35192	COMMERCIAL	325	04/15/2017
28575	ADDN COMM	1,095	05/17/2010
23277	ADDN COMM	1,050	06/16/2005
10414	COMMERCIAL	425	11/08/1995
7463	ADDN COMM	148,032	08/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S56 CAN= S5 E100 N5W100$ E50 N56$ GOF= S56 E50 N56 W50$.

LAND DESCRIPTION

TOTAL OB/XF 23,756

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	2900	C	WHOLESALER	0		I	0.00	0.00	5.74	AC		1.00	1.00	1.00	14,000.00	14,000.00	80,360							

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.74 Total Land Value: 80,360 Market: 0 Agricultural: 0 Common: 80,360 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2027

19-3S-17-05139-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET

MAP NUM | MKT AREA 03

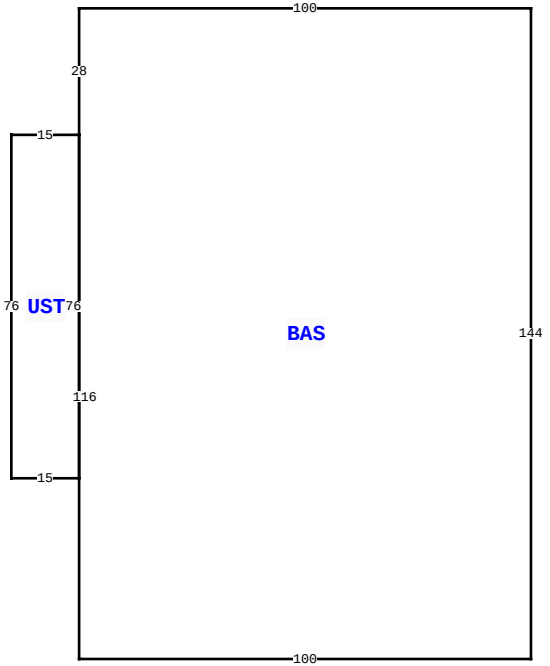
NEIGHBORHOOD/LOC 19317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,400	100		14,400	223,690
UST	1,140	40		456	7,084
TOTALS	15,540			14,856	230,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	14,856	68.1324	25.89	384,622	1973	1973	0	0	0	40.00	60.00

2 PREF M B A 0% - 2023 Heated Area: 14400 HX Base Yr



668 NW WALDO ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,178,231
TOTAL MARKET OB/XF VALUE	23,756
TOTAL LAND VALUE - MARKET	80,360
TOTAL MARKET VALUE	1,282,347
SOH/AGL Deduction	0
ASSESSED VALUE	1,282,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,347
TOTAL JUST VALUE	1,282,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S28 UST= W15 S76 E15 N76$ S116 E100 N144$.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.74 Total Land Value: 80,360 Market: 0 Agricultural: 0 Common: 80,360 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2027

19-3S-17-05139-001

BUILDING CHARACTERISTICS

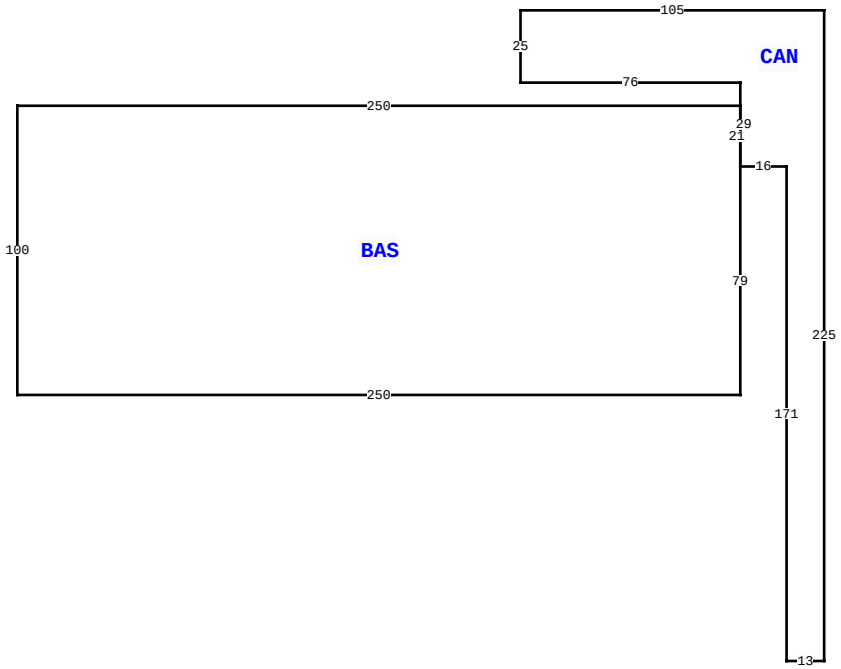
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		22 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25,000	100		25,000	411,750
CAN	5,689	30		1,707	28,114
TOTALS	30,689			26,707	439,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	26,707	72.2372	27.45	733,107	1994	1994	0	0	0	40.00	60.00

3 PREF M B A 0% - 2023 Heated Area: 25000 HX Base Yr



668 NW WALDO 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: 2	Tax Dist:
BUILDING MARKET VALUE	1,178,231
TOTAL MARKET OB/XF VALUE	23,756
TOTAL LAND VALUE - MARKET	80,360
TOTAL MARKET VALUE	1,282,347
SOH/AGL Deduction	0
ASSESSED VALUE	1,282,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,347
TOTAL JUST VALUE	1,282,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W250 S100 E250 N79 CAN= E16 S171 E13 N225 W105 S25 E76 S29$ N21$.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.74 Total Land Value: 80,360 Market: 0 Agricultural: 0 Common: 80,360 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2027

19-3S-17-05139-001

BUILDING CHARACTERISTICS

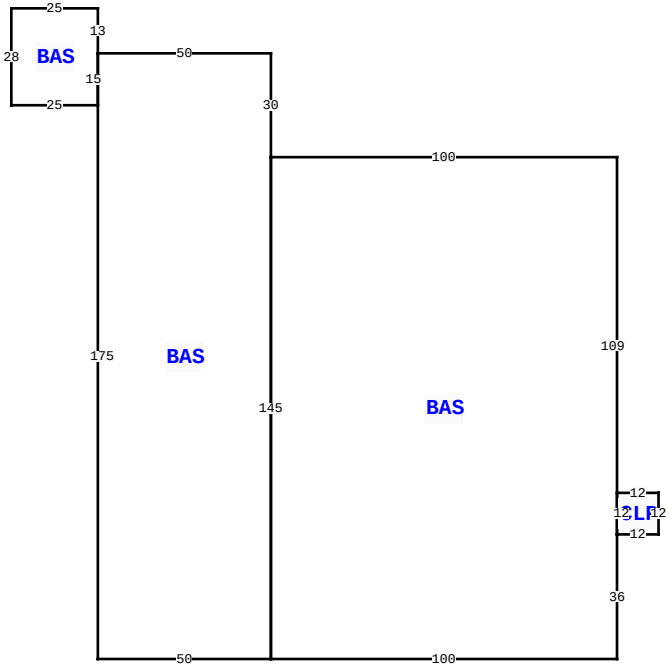
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	10,651
BAS	8,750	100		8,750	133,140
BAS	14,500	100		14,500	220,632
CLP	144	40		58	883
TOTALS	24,094			24,008	365,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	24,008	66.7276	25.36	608,843	1988	1988	0	0	0	40.00	60.00

4 PREF M B A 0% - 2023 Heated Area: 23950 HX Base Yr



668 NW WALDO 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: 2	Tax Dist:
BUILDING MARKET VALUE	1,178,231
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TOTAL LAND VALUE - MARKET	80,360
TOTAL MARKET VALUE	1,282,347
SOH/AGL Deduction	0
ASSESSED VALUE	1,282,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,347
TOTAL JUST VALUE	1,282,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 BAS= N30 W50 BAS= N13 W25 S28 E25 N15$ S175 E50 N145$ S145 E100 N36 CLP= E12 N12 W12 S12$ N109$.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.74 Total Land Value: 80,360 Market: 0 Agricultural: 0 Common: 80,360 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
R/W OF RR, SE ALONG RR 56.80 FT
GUERDON INDUSTRIES, CONT SE 345

FURST-MCNESS COMPANY
1252 BELL VALLEY ROAD, SUITE 220
ROCKFORD, IL 61108

2027

19-3S-17-05139-001

BUILDING CHARACTERISTICS

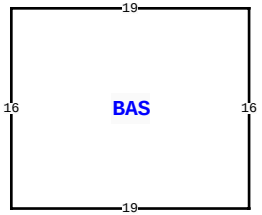
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

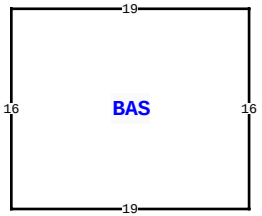
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100		304	3,090
BAS	304	100		304	3,090
TOTALS	608			608	6,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	608	54.9360	20.33	12,361	1988	1988	0	0	0	50.00	50.00

5 C B MISC 0% - 2023 Heated Area: 608 HX Base Yr





668 NW WALDO ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,178,231
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ASSESSED VALUE	1,282,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,347
TOTAL JUST VALUE	1,282,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S16 E19 N16$ PTR= N20 BAS= N16 W19 S16 E19$ S20$.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.74 Total Land Value: 80,360 Market: 0 Agricultural: 0 Common: 80,360 PRINTED 11/16/2026 BY SYS