COMM AT SE COR OF E1/2 OF SE1/4 OF NE1/4, RUN W 65.01 FT FOR POB, RUN N 423.53 FT, W

DOCKINS BROADCAST GROUP LLC
900 E KARSCH BLVD
FARMINGTON, MO 63640

2027

26-3S-15-00237-002

BUILDING CHARACTERISTICS

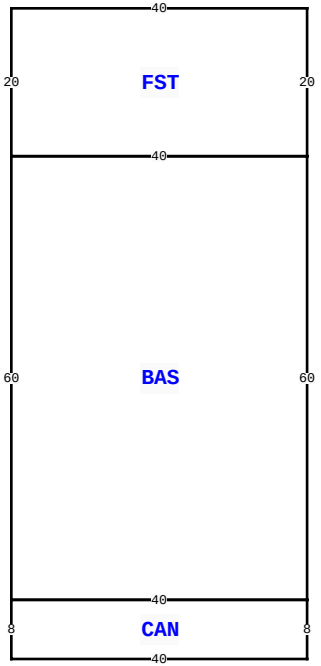
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	11	BD/BTN AVG 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	168,516
CAN	320	30		96	6,740
FST	800	50		400	28,086
TOTALS	3,520			2,896	203,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,896	120.1075	88.88	257,396	2006	2006	0	0	0	21.00	79.00

1 OFFICE LOW 0% - 0 Heated Area: 2400 HX Base Yr



9206 W US HIGHWAY 90 , LAKE CITY

BLD DATE	06/28/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,343
TOTAL MARKET OB/XF VALUE	13,359
TOTAL LAND VALUE - MARKET	106,650
TOTAL MARKET VALUE	323,352
SOH/AGL Deduction	0
ASSESSED VALUE	323,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,352
TOTAL JUST VALUE	323,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23337	COMMERCIAL	735	06/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/1770	7/10/2014	WD	Q	I	01	200,000
GRANTOR: POWER COUNTRY						
GRANTEE: DOCKINS BROADCAST G						
1040/1128	3/10/2005	TD	Q	V		120,000
GRANTOR: CORBETT						
GRANTEE: POWER COUNTRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N60 FST= N20 W40 S20 E40$ W40 S60 CAN= S8 E40 N8 W40$ E40$.

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	0260	PAVEMENT-A	0	0	0	0	6,040.00	UT	1.50	1.50	100	2006	2006	3	100	9,060	
2	0294	SHED WOOD/	0	0	0	0	36.00	UT	9.00	9.00	100	2006	2006	3	100	324	
3	0060	CARPORT F	0	0	0	0	420.00	UT	5.00	5.00	100	2006	2006	3	100	2,100	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	670.00	UT	2.50	2.50	100	2006	2006	3	100	1,675	

LAND DESCRIPTION

TOTAL OB/XF 13,359

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	1700	C	1STORY OFF	0			0.00	0.00	11.85	AC		1.00	1.00	1.00	9,000.00	9,000.00	106,650							

REVIEW DATE 02/24/2023 BY KS Total Acres: 11.85 Total Land Value: 106,650 Market: 0 Agricultural: 0 Common: 106,650 PRINTED 11/16/2026 BY SYS