COMM SW COR OF LOT 4 WALDRON HEI
18.39 TO N R/W LINE (R/W VARIES)
267.25 FT, E 354.49 FT TO A PT O

EXCHANGERIGHT ESSENTIAL INCOME 1 DST
9215 NORTHPARK DR
JOHNSTON, IA 50131

2027

33-3S-17-06466-001

BUILDING CHARACTERISTICS

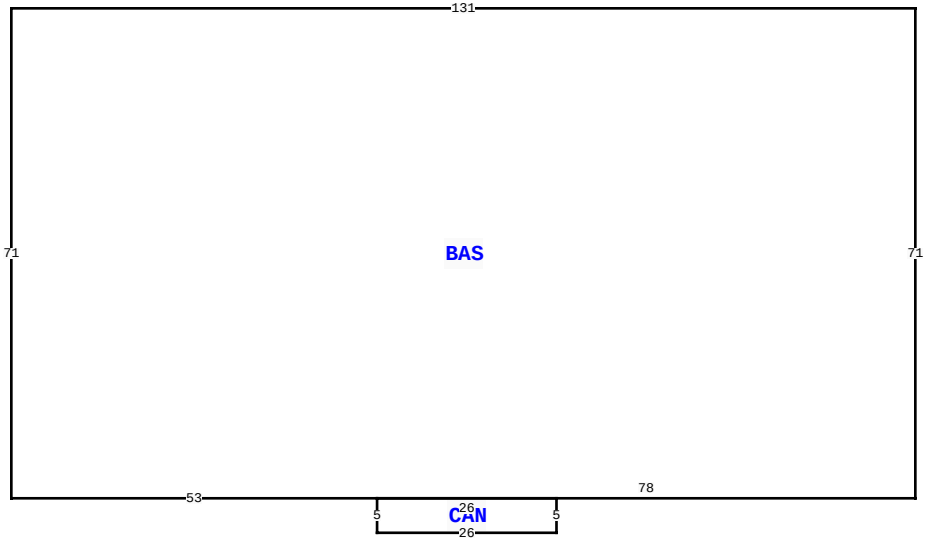
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	25	MOD METAL 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,301	100		9,301	437,415
CAN	130	30		39	1,835
TOTALS	9,431			9,340	439,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,340	92.2846	51.68	482,691	2014	2014	0	0	0	9.00	91.00

1 STORE DISC 0% - 2025 Heated Area: 9301 HX Base Yr



1203 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	25,452.00	UT	1.60	1.60	100	2014	2014	3	100	40,723	
2	0166	CONC,PAVMT	0	0	0	0	2,506.00	UT	2.00	2.00	100	2014	2014	3	100	5,012	
3	0140	CLFENCE 6	0	0	0	0	60.00	UT	7.50	7.50	100	2014	2014	3	100	450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	439,249
TOTAL MARKET OB/XF VALUE	46,185
TOTAL LAND VALUE - MARKET	257,548
TOTAL MARKET VALUE	742,982
SOH/AGL Deduction	0
ASSESSED VALUE	742,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,982
TOTAL JUST VALUE	742,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045516	Electrical Servic	10,000	09/21/2022
13-0473	COMMERCIAL	1,625	12/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1395	11/07/2024	QC	U	I	11	100
GRANTOR: EXCHANGERIGHT NET LEA						
GRANTEE: EXCHANGERIGHT ESSEN						
1282/0969	9/12/2014	WD	U	I	30	100
GRANTOR: EXCHANGERIGHT NET LEA						
GRANTEE: EXCHANGERIGHT NET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W131 S71 E53 CAN= S5 E26 N5 W26$ E78 N71$.

LAND DESCRIPTION

TOTAL OB/XF 46,185

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	1100	C	STORE 1FLR	0		CG	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	2.75	2.75	257,548							

REVIEW DATE 11/21/2016 BY DF Total Acres: 2.15 Total Land Value: 257,548 Market: 0 Agricultural: 0 Common: 257,548 PRINTED 11/16/2026 BY SYS