COMM AT WSTRLY R/W OF COLBURN AV
R/W OF ST. JOHNS ST, THENCE RUN
POB, W 100.37 FT, W 30 FT, W 167

ABCM CORPORATION
1320 4TH ST NE
HAMPTON, IA 50441

2027

33-3S-17-13061-000

BUILDING CHARACTERISTICS

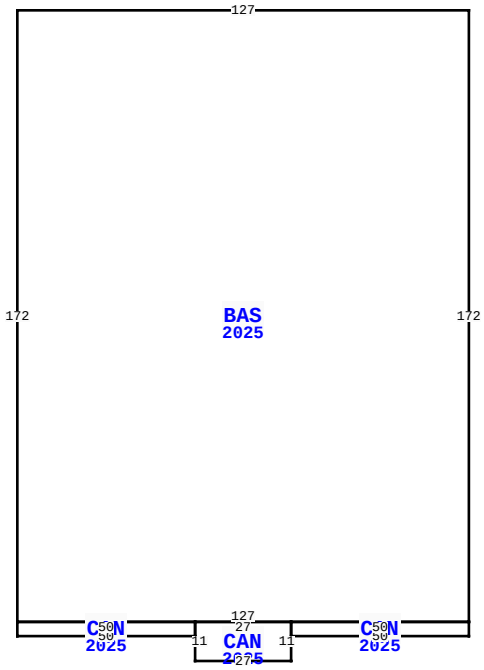
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,844	100	2025	21,844	1,174,485
CAN	200	30	2025	60	3,226
CAN	200	30	2025	60	3,226
CAN	297	30	2025	89	4,786
TOTALS	22,541			22,053	1,185,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	22,053	120.6813	54.31	1,197,698	2024	2024	0	0	0	1.00	99.00

1 PREF M B R 0% - 2025 Heated Area: 21844 HX Base Yr



1064 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	0166	CONC,PAVMT	0	0	0	0	34,690.00	UT	3.00	3.00	100	2025	2024		100	104,070	
2	0260	PAVEMENT-A	0	0	0	0	45,430.00	UT	2.00	2.00	100	2025	2024		100	90,860	
3	0214	GRN HOUSE	0	0	40	40	1,600.00	UT	12.00	12.00	100	2025	2024		100	19,200	
4	0060	CARPORT F	0	0	12	8	96.00	UT	7.00	7.00	100	2025	2024		100	672	
5	0295	SPKLR SYS	0	0	0	0	21,844.00	UT	2.50	2.50	100	2025	2024		100	54,610	
6	0150	CLFENCE 8	0	0	0	0	105.00	UT	10.00	10.00	100	2025	2024		100	1,050	
7	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2025	2024		100	10,500	
8	0169	FENCE/WOOD	0	0	0	0	32.00	UT	10.50	10.50	100	2025	2024		100	336	
9	0160	CLFENCE 10	0	0	0	0	415.00	UT	11.00	11.00	100	2025	2024		100	4,565	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,185,721
TOTAL MARKET OB/XF VALUE	285,863
TOTAL LAND VALUE - MARKET	425,319
TOTAL MARKET VALUE	1,896,903
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,903
TOTAL JUST VALUE	1,896,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,896,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0183	NEW TRACTOR SUPPL		04/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1459	11/14/2024	WD	U	I	37	8,016,300
GRANTOR: HSC LAKE CITY LLC						
GRANTEE: ABCM CORPORATION						
1510/321	3/07/2024	WD	Q	V	01	800,000
GRANTOR: BORIS PATRICIA FAYE R						
GRANTEE: HSC LAKE CITY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-7,-86] S172 E127 N172 W127 $
CAN=[YR=2025;ORIG=-7,86] S4 E50 N4 W50 $
CAN=[YR=2025;ORIG=43,86] S11 E27 N11 W27 $
CAN=[YR=2025;ORIG=70,86] S4 E50 N4 W50 $
.

LAND DESCRIPTION

TOTAL OB/XF 285,863

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	212.00	200.00	33,261.36	SF		1.00	1.00	1.00	2.75	2.75	91,469							
2	1100	C	STORE 1FLR	0		*RMF-1	0.00	0.00	17,249.00	SF		1.00	1.00	1.00	2.75	2.75	47,435							
3	1100	C	STORE 1FLR	0		*RMF-	120.00	100.00	10,280.00	SF		1.00	1.00	1.00	2.75	2.75	28,270							
4	1100	C	STORE 1FLR	0		*RMF-	190.00	100.00	22,433.00	SF		1.00	1.00	1.00	2.75	2.75	61,691							
5	1100	C	STORE 1FLR	0		*CG	212.00	300.00	71,438.00	SF		1.00	1.00	1.00	2.75	2.75	196,454							

REVIEW DATE 03/23/2026 BY JB Total Acres: 3.43 Total Land Value: 425,319 Market: 0 Agricultural: 0 Common: 425,319 PRINTED 11/16/2026 BY SYS