COMM AT NW COR OF NE1/4 OF SW1/4
W 96.97 FT FOR POB, S83 DEG E 17
S6 DEG W 253 FT TO N R/W OF US H

O'REILLY AUTOMOTIVE STORES INC
P O BOX 1156
SPRINGFIELD, MO 65801

2027

34-3S-16-02483-006

BUILDING CHARACTERISTICS

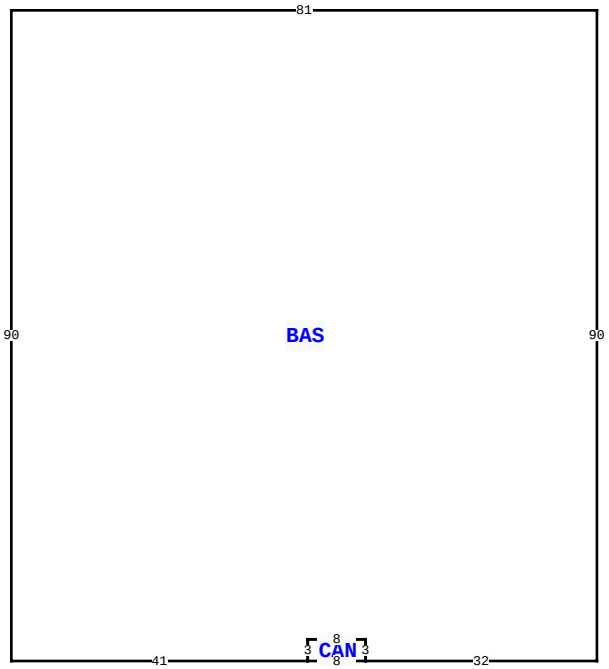
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,266	100		7,266	384,552
CAN	24	30		7	371
TOTALS	7,290			7,273	384,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	7,273	98.4488	55.13	400,960	2020	2020	0	0	0	4.00	96.00

2 STORE DISC 0% - 2021 Heated Area: 7266 HX Base Yr



4471 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	384,922
TOTAL MARKET OB/XF VALUE	56,319
TOTAL LAND VALUE - MARKET	548,159
TOTAL MARKET VALUE	989,400
SOH/AGL Deduction	0
ASSESSED VALUE	989,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	989,400
TOTAL JUST VALUE	989,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	989,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0386	COMMERCIAL	0	07/23/2020
20-0385	DEMOLISH	0	07/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1287	5/11/2018	WD	Q	I	01	670,000

GRANTOR: LAKE CITY H AUTOMOTIV

GRANTEE: O'REILLY AUTOMOTIVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[DPR_YEAR=2020;ORIG=6,-172] S90 E41 N3 E8 S3 E32 N90 W81
$CAN=[DPR_YEAR=2020;ORIG=47,-85] E8 S3 W8 N3 $.

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	23,922.00	UT	2.00	2.00	100	2021	2020		100	47,844	
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2021	2020		100	6,000	
3	0164	CONC BIN	0	0	15	15	225.00	UT	11.00	11.00	100	2021	2020		100	2,475	

LAND DESCRIPTION

TOTAL OB/XF 56,319

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	38,332.80	SF		1.00	1.00	1.30	11.00	14.30	548,159							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.88 Total Land Value: 548,159 Market: 0 Agricultural: 0 Common: 548,159 PRINTED 11/16/2026 BY SYS