LYING IN SEC 34: COMM AT NE COR
2599.47 FT TO THE R/W LINE OF US
POB, W 167.33 FT, N 14.99 FT, W

ES LCFL OWNER LLC
5710 BULL RUN DR, C/O EQUIPMENTSHARE.COM INC
COLUMBIA, MO 65201

2027

34-3S-17-06908-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4817	WHSE STORAGE/OFFICE

MAP NUM | MKT AREA 06

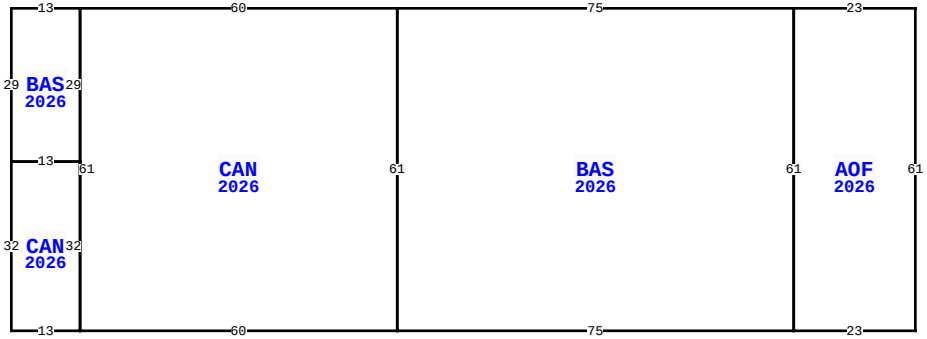
NEIGHBORHOOD/LOC 34317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,403	150	2026	2,104	124,749
BAS	377	100	2026	377	22,353
BAS	4,575	100	2026	4,575	271,257
CAN	416	30	2026	125	7,411
CAN	3,660	30	2026	1,098	65,101
TOTALS	10,431			8,279	490,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	8,279	157.6026	59.89	495,829	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 6355 HX Base Yr



173 NE COUNTY ROAD 245, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	12,483.00	UT	3.00	3.00	100	2026	2025		100	37,449	
2	0260	PAVEMENT-A	0	0	0	0	15,275.00	UT	2.00	2.00	100	2026	2025		100	30,550	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2026	2025		100	3,000	
4	0140	CLFENCE 6	0	0	0	0	1,600.00	UT	7.50	7.50	100	2026	2025		100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	490,871
TOTAL MARKET OB/XF VALUE	82,999
TOTAL LAND VALUE - MARKET	134,784
TOTAL MARKET VALUE	708,654
SOH/AGL Deduction	0
ASSESSED VALUE	708,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	708,654
TOTAL JUST VALUE	708,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	708,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054552	Signs - New or Ex	8,700	11/21/2025
000052560	New Commercial Co	200,000	03/12/2025
000052055	Right-of-Way Acce		01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1358	6/28/2024	WD	U	V	30	491,900
GRANTOR: EQUIPMENTSHARE.COM IN						
GRANTEE: ES LCFL OWNER LLC						
1504/2749	12/12/2023	WD	U	V	16	300,000
GRANTOR: 113 ESTATES, LLC						
GRANTEE: EQUIPMENTSHARE.COM						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[YR=2026;ORIG=10,-10] S29 E13 N29 W13 $
CAN=[YR=2026;ORIG=10,19] S32 E13 N32 W13 $
CAN=[YR=2026;ORIG=23,-10] S61 E60 N61 W60 $
BAS=[YR=2026;ORIG=83,-10] S61 E75 N61 W75 $
AOF=[YR=2026;ORIG=158,-10] S61 E23 N61 W23 $
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LAND DESCRIPTION

TOTAL OB/XF 82,999

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	4817	C	STORG/ OFF	0		00	0.00	0.00	4.16	AC		1.00	1.00	1.20	27,000.00	32,400.00	134,784							

REVIEW DATE 01/29/2026 BY mark Total Acres: 4.16 Total Land Value: 134,784 Market: 0 Agricultural: 0 Common: 134,784 PRINTED 11/17/2026 BY SYS