

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

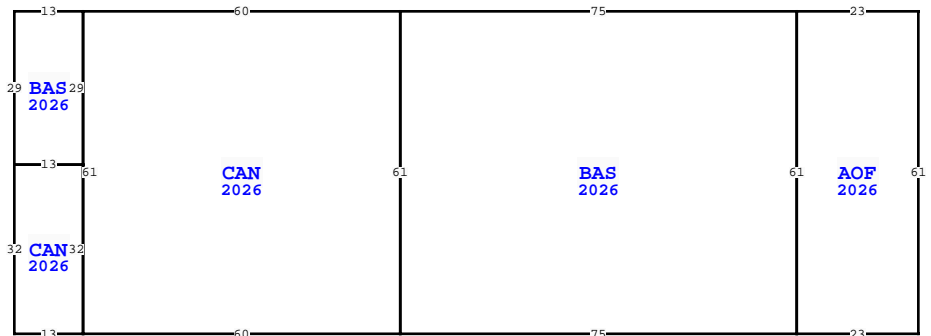
ES LCFL OWNER LLC/PRESTWOOD JACK PATTON JR  
5710 BULL RUN DR, C/O EQUIPMENTSHARE.COM INC  
COLUMBIA, MO 65201

**2026**

34-3S-17-06908-001  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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

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	1.00	99.00		
1 PREF M B A 0% - 2026 Heated Area: 6355 HX Base Yr													



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

173 NE COUNTY ROAD 245, LAKE CITY

BLD DATE	LGL DATE	05/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% 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	1,600.00	UT	7.50	7.50	100	2026	2025	100	12,000	

TOTAL OB/XF 82,999

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
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			573,870	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			124,800	

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													
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 \$													