LYING IN SEC 35: 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

35-3S-17-07380-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,750
TOTAL MARKET VALUE	46,750
SOH/AGL Deduction	0
ASSESSED VALUE	46,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,750
TOTAL JUST VALUE	46,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

2849 E US HIGHWAY 90, LAKE CITY

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		00	0.00	0.00	1.87	AC		1.00	1.00	1.00	25,000.00	25,000.00	46,750							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.87 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/17/2026 BY SYS