

COMM NE COR OF NE1/4 OF SE1/4, R  
15 FT FOR POB, CONT W 1192.89 FT  
FT, SE 396.47 FT, S 400.61 FT, N

CP LAKE CITY LLC  
2207 ORCHARD LAKE RD  
SYLVAN LAKE, MI 48320

2026

36-3S-16-02590-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 1,441,203 <b>TOTAL MARKET VALUE</b> 1,441,203 SOH/AGL Deduction      0 <b>ASSESSED VALUE</b> 1,441,203 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,441,203 <b>TOTAL JUST VALUE</b> 1,441,203 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> 0 <b>PREVIOUS YEAR MKT VALUE</b> 1,441,203 LAND: 2:1: .52 AC																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000054609      Co-Location or Ex      20,000      12/02/2025 000053065      Co-Location or Ex      30,000      05/09/2025 000051894      Communications To      75,000      12/19/2024 000044663      Communications To      17,000      06/10/2022 000043652      Communications To      14,000      02/04/2022																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1498/223</td> <td>8/07/2023</td> <td>WD Q</td> <td>I</td> <td>01</td> <td></td> <td>1,740,000</td> </tr> </tbody> </table> GRANTOR: NOBLE RED, LLC GRANTEE: CP LAKE CITY LLC 1493/1147      6/13/2023      WD U      I      30      680,000 GRANTOR: GLOBAL SIGNAL ACQUISSI GRANTEE: NOBLE RED, LLC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1498/223	8/07/2023	WD Q	I	01		1,740,000
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1498/223	8/07/2023	WD Q	I	01		1,740,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 1705 W US HIGHWAY 90 , LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE      04/08/2024      MLU AG DATE																							
L N	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																											
																	<b>BUILDING NOTES</b>																										
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0		CI	150.00	150.00	0.52	AC		1.00	1.00	1.00	120,000.00	120,000.00	62,400																										
2	9105	C	TOWER SITE	0		CI	0.00	0.00	43,560.00	SF		1.00	1.00	0.50	1.35	0.68	29,403																										
3	9900	C	AC NON-AG	0		CI	0.00	0.00	17.30	AC		1.00	1.00	0.65	120,000.00	78,000.00	1,349,400																										
<b>REVIEW DATE</b> 07/19/2024 <b>BY</b> CM    Total Acres: 18.82    Total Land Value: 1,441,203    Market: 0    Agricultural: 0    Common: 1,441,203 <b>PRINTED 05/05/2026 BY SYS</b>																																											