

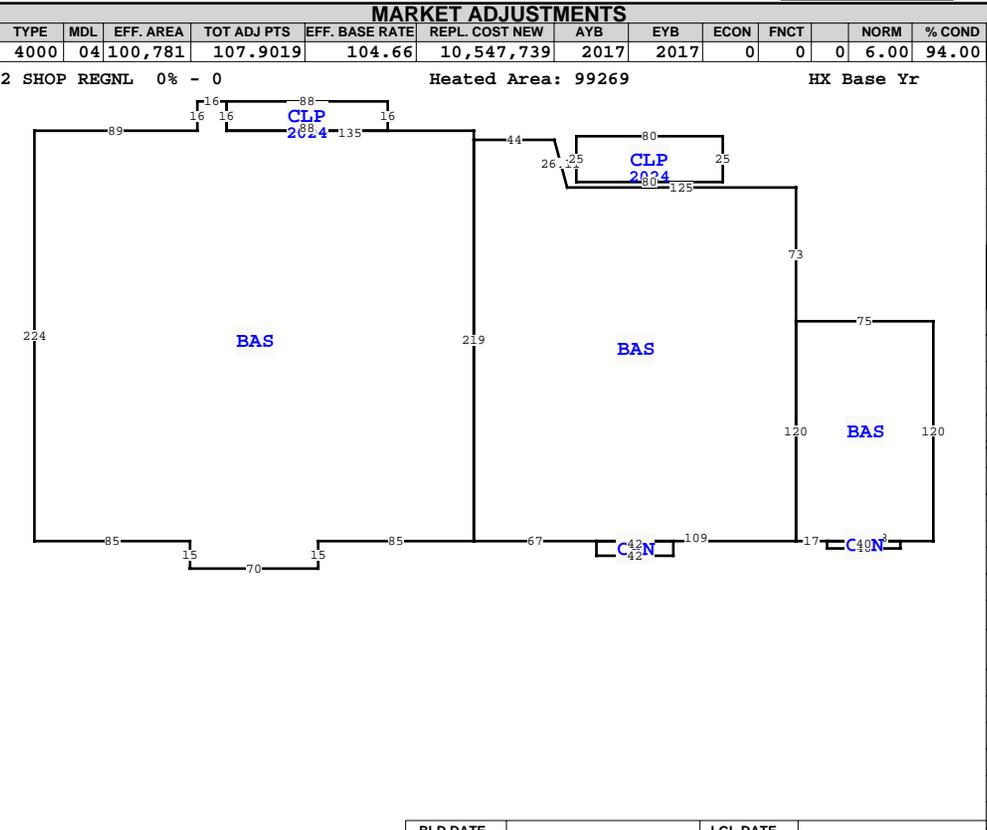
(MAIN PRCL; 13.10 AC):
 COMM SW COR OF E1/2 OF SW1/4,
 RUN N 805.67 FT TO N R/W OF

NORTH LAUDERDALE ASSOCIATES II
 211 N STADIUM BLVD, STE 201
 COLUMBIA, MO 65203

2026

36-3S-16-02611-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	MSNRY STUC	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	80
Interior Floor	14	CARPET	20
Ceiling	03	PART.FIN.	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		32	100
Frame	03	MASONRY	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		3	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	1500 REGIONAL SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,000	100	
BAS	35,203	100	
BAS	55,066	100	
CAN	160	30	
CAN	336	30	
CLP	1,408	40	2024
CLP	2,000	40	2024
TOTALS	103,173		
			100,781
			914,875



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			13,179,571
TOTAL MARKET OB/XF VALUE			695,675
TOTAL LAND VALUE - MARKET			1,637,500
TOTAL MARKET VALUE			15,512,746
SOH/AGL Deduction			0
ASSESSED VALUE			15,512,746
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			15,512,746
TOTAL JUST VALUE			15,512,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,241,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1154	COMMERCIAL	0	12/14/2016
16-0971	COMMERCIAL	0	10/31/2016
16-0823	COMMERCIAL	0	09/23/2016
16-0825	COMMERCIAL	0	09/23/2016
1161	DEMOLISH	25	01/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1977	5/18/2018	WD Q	Q	I	01	17,250,000
GRANTOR: HUTTON GLEASON PALCE						
GRANTEE: NORTH LAUDERDALE AS						
1321/0827	8/29/2016	WD Q	Q	I	03	2,150,000
GRANTOR: SHANRI HOLDINGS CORP						
GRANTEE: HUTTON GLEASON PLAC						

EXTRA FEATURES		BLD DATE		LGL DATE		LND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0295	SPKLR SYS	0	0	0	0	99,269.00	UT	1.75
2	0166	CONC, PAVMT	0	0	0	0	10,500.00	UT	2.25
3	0260	PAVEMENT-A	0	0	0	0	251,000.00	UT	1.60
4	0253	LIGHTING	0	0	0	0	22.00	UT	1,500.00
5	0295	SPKLR SYS	0	0	0	0	31,459.00	UT	1.75
6	0166	CONC, PAVMT	0	0	0	0	3,360.00	UT	2.25
7	0120	CLFENCE 4	0	0	0	0	248.00	UT	4.50

2089 W US HIGHWAY 90 , LAKE CITY										BLD DATE	LGL DATE	LND DATE	AG DATE
										XF DATE	MLU		
										INC DATE			
											04/08/2024		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-251,-99] N5 W135 N16 W16 S16 W89 S224 E85 S15 E70 N15 E85 N219 \$	
BAS=[ORIG=-75,0] N73 W125 U26L7 W44 S219 E67 E109 N120 \$	
CLP=[ORIG=0,0] W75 S120 E17 E58 N120 \$	
CLP=[YR=2024;ORIG=-386,-120] E88 S16 W88 N16 \$	
CAN=[ORIG=-184,120] S8 E42 N8 W42 \$	
CAN=[ORIG=-58,120] S4 E40 N4 W40 \$	
CLP=[YR=2024;ORIG=-195,-76] N25 E80 S25 W80 \$	

LAND DESCRIPTION		TOTAL OB/XF															695,675							
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	1500	C	SH CTR REG	0		CI	0.00	0.00	13.10	AC		1.00	1.00	1.00	125,000.00	125,000.00	1,637,500							

