

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

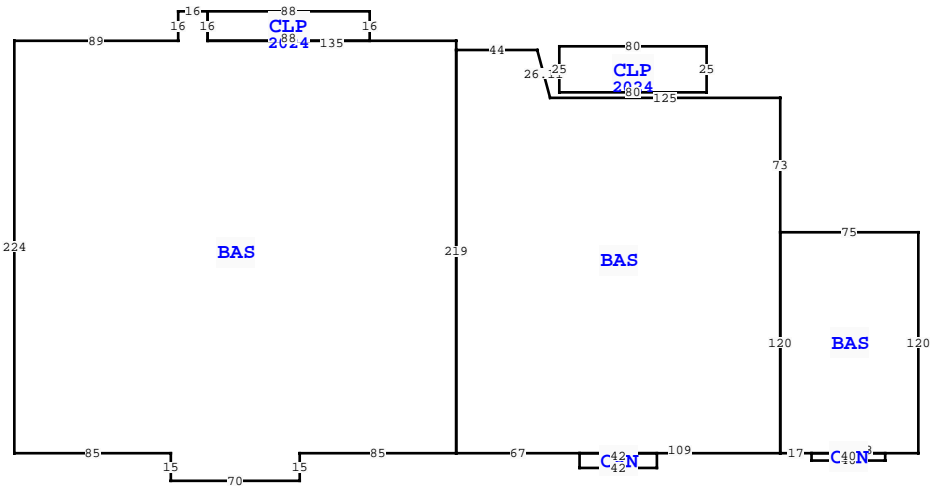
NORTH LAUDERDALE ASSOCIATES II
 211 N STADIUM BLVD, STE 201
 COLUMBIA, MO 65203

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SHOP REGNL	0%	- 0									
Heated Area: 99269 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,000	100		9,000	858,098
BAS	35,203	100		35,203	3,356,402
BAS	55,066	100		55,066	5,250,223
CAN	160	30		48	4,577
CAN	336	30		101	9,629
CLP	1,408	40	2024	563	53,679
CLP	2,000	40	2024	800	76,275
TOTALS	103,173			100,781	6,088,884

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0295	SPKLR SYS	0	0	0	0	99,269.00	UT	1.75	1.75	100	2017	2017	3	100	173,721	
2	0166	CONC, PAVMT	0	0	0	0	10,500.00	UT	2.25	2.25	100	2017	2017	3	100	23,625	
3	0260	PAVEMENT-A	0	0	0	0	251,000.00	UT	1.60	1.60	100	2017	2017	3	100	401,600	
4	0253	LIGHTING	0	0	0	0	22.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	33,000	
5	0295	SPKLR SYS	0	0	0	0	31,459.00	UT	1.75	1.75	100	2017	2017	3	100	55,053	
6	0166	CONC, PAVMT	0	0	0	0	3,360.00	UT	2.25	2.25	100	2017	2017	3	100	7,560	
7	0120	CLFENCE 4	0	0	0	0	248.00	UT	4.50	4.50	100	2024	2023		100	1,116	

TOTAL OB/XF												
695,675												

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	1500	C	SH CTR REG	0		CI	0.00	0.00	13.10	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,965,000							

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 2												
VALUATION SUMMARY												
VALUATION BY												
STANDARD												
Tax Group: 1												
Tax Dist:												
BUILDING MARKET VALUE												
12,772,542												
TOTAL MARKET OB/XF VALUE												
695,675												
TOTAL LAND VALUE - MARKET												
1,965,000												
TOTAL MARKET VALUE												
15,433,217												
SOH/AGL Deduction												
0												
ASSESSED VALUE												
15,433,217												
TOTAL EXEMPTION VALUE												
0												
BASE TAXABLE VALUE												
15,433,217												
TOTAL JUST VALUE												
15,433,217												
NCON VALUE												
0												
INCOME VALUE												
0												
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

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 \$						

