(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

2027

36-3S-16-02611-015

BUILDING CHARACTERISTICS

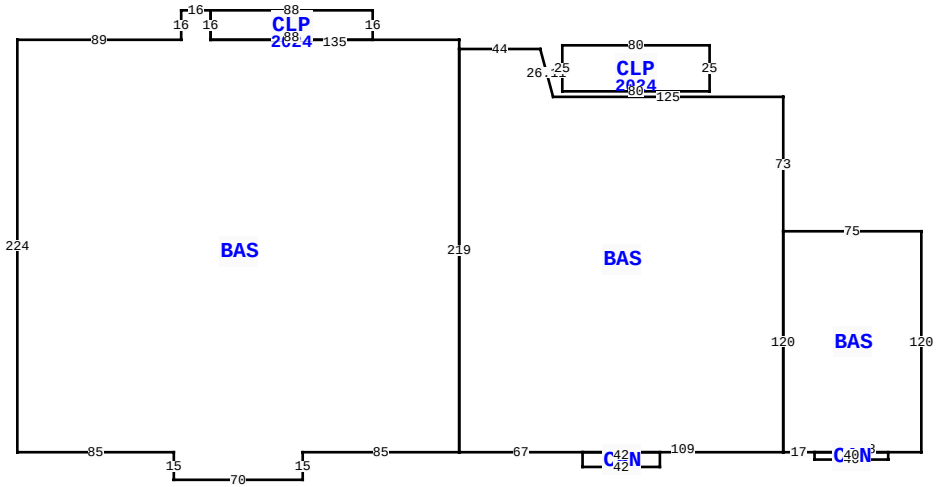
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	09	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	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	9,608,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	100,781	107.9019	101.43	10,222,217	2017	2017	0	0	0	6.00	94.00

2 SHOP REGNL 0% - 0 Heated Area: 99269 HX Base Yr



2089 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
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	

COLUMBIA COUNTY PROPERTY

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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	
PREVIOUS YEAR MKT VALUE	15,433,217

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	I	01	17,250,000
GRANTOR: HUTTON GLEASON PALCE						
GRANTEE: NORTH LAUDERDALE AS						
1321/0827	8/29/2016	WD	Q	I	03	2,150,000
GRANTOR: SHANRI HOLDINGS CORP						
GRANTEE: HUTTON GLEASON PLAC						

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 $
BAS=[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

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	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							

REVIEW DATE 03/19/2026 BY ME Total Acres: 13.10 Total Land Value: 1,965,000 Market: 0 Agricultural: 0 Common: 1,965,000 PRINTED 11/16/2026 BY SYS

(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
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COLUMBIA, MO 65203

2027

36-3S-16-02611-015

BUILDING CHARACTERISTICS

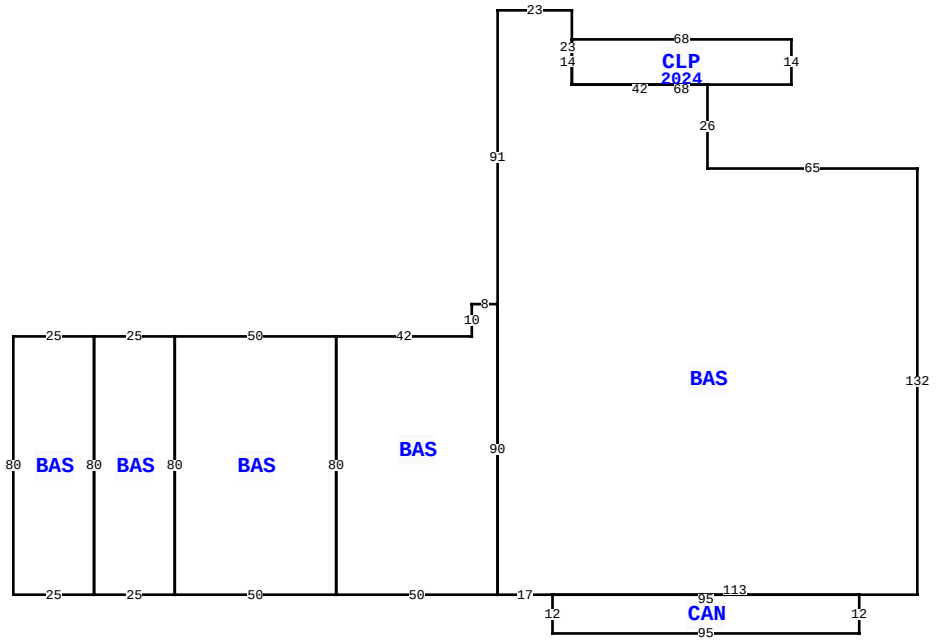
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Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	196,610
BAS	2,000	100		2,000	196,610
BAS	4,000	100		4,000	393,221
BAS	4,080	100		4,080	401,085
BAS	19,379	100		19,379	1,905,057
CAN	1,140	30		342	33,620
CLP	952	40	2024	381	37,454
TOTALS	33,551			32,182	3,163,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	32,182	111.2536	104.58	3,365,594	2017	2017	0	0	0	6.00	94.00

3 SHOP REGNL 0% - 0 Heated Area: 31459 HX Base Yr



2089 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	15,433,217
NCON VALUE	0
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GRANTOR: SHANRI HOLDINGS CORP						
GRANTEE: HUTTON GLEASON PLAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W65 N26 W42 N23 W23 S91 S90 E17 E113 N132 $
BAS=[ORIG=-130,42] W8 S10 W42 S80 E50 N90 $
BAS=[ORIG=-180,52] W50 S80 E50 N80 $
BAS=[ORIG=-230,52] W25 S80 E25 N80 $
BAS=[ORIG=-255,52] W25 S80 E25 N80 $
CAN=[ORIG=-113,132] S12 E95 N12 W95 $
CLP=[YR=2024;ORIG=-107,-26] N14 E68 S14 W68 $
.

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

REVIEW DATE 03/19/2026 BY ME Total Acres: 13.10 Total Land Value: 1,965,000 Market: 0 Agricultural: 0 Common: 1,965,000 PRINTED 11/16/2026 BY SYS