COMM SE COR OF SW1/4, RUN W 1197
RUN W 130.10 FT N 77.84 FT, W 2.
FT TO S R/W LINE US-90 RUN E 270

GLEASON PLACE L P
800 W BRYN MAWR AVE
ITASCA, IL 60143-1594

2027

36-3S-16-02617-000

BUILDING CHARACTERISTICS

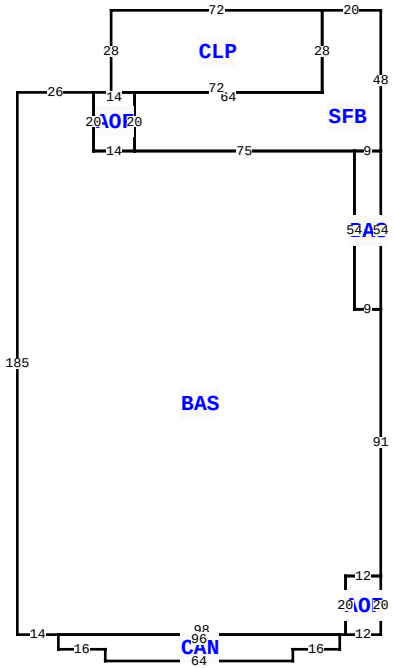
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
AOF	240	110		264	4,750
AOF	280	110		308	5,542
BAS	486	100		486	8,745
BAS	20,254	100		20,254	364,432
CAN	736	30		221	3,976
CLP	2,016	40		806	14,503
SFB	2,240	80		1,792	32,244
TOTALS	26,252			24,131	434,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3500	04	24,131	75.9903	48.63	1,173,491	2000	2000	10	0	20	33.00	37.00

3 STORE RETL 0% - 0 Heated Area: 23500 HX Base Yr



2434 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	434,192
TOTAL MARKET OB/XF VALUE	75,565
TOTAL LAND VALUE - MARKET	1,281,205
TOTAL MARKET VALUE	1,790,962
SOH/AGL Deduction	0
ASSESSED VALUE	1,790,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,790,962
TOTAL JUST VALUE	1,790,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,790,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-00424		848,491	08/07/2026
1626	COMMERCIAL	3,966	08/31/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0408	6/10/1999	PR	Q	V		1,250,000

GRANTOR: TED BOND (PER REP OF

GRANTEE: GLEASON PLACE, L P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S185 E14 CAN= S5 E16 S4 E64 N4 E16 N5 W96$ E98 AOF= E12 N20 W12 S20$ N20 E12 N91 BAS= N54 W9 S54 E9$ W9 N54 SFB= E9 N48 W20 CLP= W72 S28 E72 N28$ S28 W64 S20 E75$ W75 AOF= N20 W14 S20 E14$ W14 N20$.

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	0166	CONC,PAVMT	0	0	0	0	1,043.00	UT	1.50	1.50	100	2000	2000	3	100	1,565	
2	0260	PAVEMENT-A	0	0	0	0	48,500.00	UT	0.90	0.90	100	2000	2000	3	100	43,650	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	2,000	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	3,000	
5	0295	SPKLR SYS	0	0	0	0	23,500.00	UT	1.00	1.00	100	2000	2000	3	100	23,500	
6	0120	CLFENCE 4	0	0	0	0	740.00	UT	2.50	2.50	100	2000	2000	3	100	1,850	

LAND DESCRIPTION

TOTAL OB/XF 75,565

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	1100	C	STORE 1FLR	0		CI	0.00	375.00	80,068.00	SF		1.00	1.00	1.00	16.00	16.00	1,281,088							
2	9601	C	RETENTION AR	0		CI	0.00	0.00	0.67	SF		1.00	1.00	1.00	175.00	175.00	117							

REVIEW DATE 12/16/2021 BY ME Total Acres: 1.84 Total Land Value: 1,281,205 Market: 0 Agricultural: 0 Common: 1,281,205 PRINTED 11/16/2026 BY SYS