5 AC IN NW COR LYING WEST OF SR-
WD 1332-2418,

THE GRAND POOH-BAH LLC
7650 OLD HAMMOND HIGHWAY
BATON ROUGE, LA 70809

**2026**

**14-5S-15-00461-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

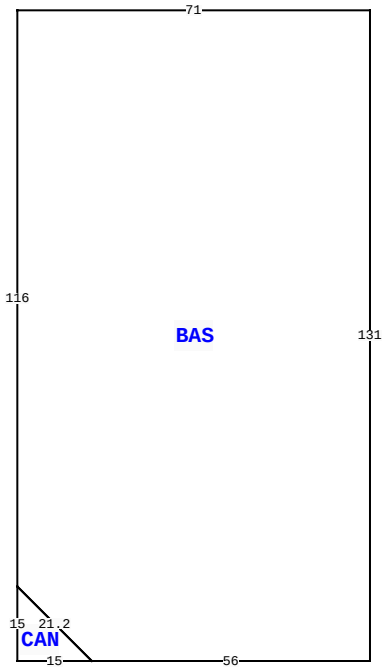
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 70 |
| Exterior Wall | 18 | CEMENT BRK 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 14515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 9,189 | 100 | | 9,189 | 509,535 |
| CAN | 113 | 30 | | 34 | 1,886 |
| TOTALS | 9,302 | | | 9,223 | 511,421 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3600 | 04 | 9,223 | 107.2625 | 58.99 | 544,065 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |

1 STORE DISC 0% - 0 Heated Area: 9189 HX Base Yr




11346 SW STATE ROAD 247 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/01/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 511,421 |
| TOTAL MARKET OB/XF VALUE | 48,471 |
| TOTAL LAND VALUE - MARKET | 149,625 |
| TOTAL MARKET VALUE | 709,517 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 709,517 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 709,517 |
| TOTAL JUST VALUE | 709,517 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 714,958 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35204 | COMMERCIAL | 2,204 | 04/19/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1332/2418 | 3/15/2017 | WD | Q | V | 03 | 150,700 |

GRANTOR: KEITH TERRY

GRANTEE: THE GRAND POOH-BAH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W71 S116 CAN= S15 E15 U15 L15 $ D15 R15 E56 N131$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 23,700.00 | UT | 1.60 | 1.60 | 100 | 2017 | 2017 | 3 | 100 | 37,920 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,300.00 | UT | 2.25 | 2.25 | 100 | 2017 | 2017 | 3 | 100 | 5,175 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 | 100 | 2017 | 2017 | 3 | 100 | 3,000 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 12 | 18 | 216.00 | UT | 11.00 | 11.00 | 100 | 2017 | 2017 | 3 | 100 | 2,376 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,471

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.86 | 35,000.00 | 29,925.00 | 149,625 | | | | | | | |

REVIEW DATE 11/14/2017 BY CP Total Acres: 5.00 Total Land Value: 149,625 Market: 0 Agricultural: 0 Common: 149,625 PRINTED 11/04/2025 BY SYS