

COMM AT A PT ON S R/W US-90
1020 FT W OF NW COR OF LOT 1
BLOCK A HIGHWAY PARK S/D, RUN

BEARD TALLAHASSEE LLC
2480 EAST I-65 SERVICE ROAD N
MOBILE, AL 36617

2026

34-3S-17-06952-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2700VEH SALE/REPAIR	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,691	100		3,691	87,329
BAS	3,975	100		3,975	94,049
GOF	1,409	185		2,607	61,682

TOTALS	9,075			10,273	243,059
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	31	12	372.00	UT	3.50
5	0166	CONC, PAVMT	0	0	0	0	5,775.00	UT	1.50
6	0296	SHED METAL	0	0	12	12	144.00	UT	3.50
7	0294	SHED WOOD/	0	0	18	37	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2700	C	AUTO SALES	0			0.00	0.00	135,471.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6600	06	10,273	96.5653	47.32	486,118	1986	1986	0	0	0	50.00	50.00	
1 VEH SALE/R 0% - 0 Heated Area: 9075 HX Base Yr													

2578 SE BAYA DR, LAKE CITY				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
1.00	UT	0.00	0.00	100	1993	1993	3	100	6,000	
372.00	UT	3.50	3.50	100	1995	1995	3	100	1,302	
5,775.00	UT	1.50	1.50	100	1995	1995	3	100	8,663	
144.00	UT	3.50	3.50	100	1995	1995	3	100	504	
1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	

TOTAL OB/XF													
25,469													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		243,059	
TOTAL MARKET OB/XF VALUE		25,469	
TOTAL LAND VALUE - MARKET		165,952	
TOTAL MARKET VALUE		434,480	
SOH/AGL Deduction		0	
ASSESSED VALUE		434,480	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		434,480	
TOTAL JUST VALUE		434,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9277	INDUSTRIAL	75,000	01/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0375	7/01/2014	WD	U	I	30	436,000
GRANTOR: RICHARD C JR & ANNE M						
GRANTEE: BEARD TALLAHASSEE L						
0992/1675	8/01/2003	WD	Q	I	03	500,000
GRANTOR: INDUSTRIAL TRACTOR CO						
GRANTEE: RICHARD C JR & ANN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W50S102 E18 GOF= E32 N52 W17 S17 W15 S35\$ N35 E15 N17 E17 N50\$ BAS= E12 N53 W75 S53 E63\$.									