

COMM SE COR OF SEC, RUN N
ALONG SEC LINE 964.82 FT TO N
R/W US-90 FOR POB. RUN W

WAL-MART STORES EAST #01-0767
PO BOX 8050, MS 0555
BENTONVILLE, AR 72712-8050

2026

35-3S-16-02519-001



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	01	MINIMUM 80
Interior Floor	05	DRYWALL 20
Interior Floor	07	CORK/VILE 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		56 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		36 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	06 06
DOR CODE	1300
MAP NUM	
MKT AREA	06

NEIGHBORHOOD/LOC					
35316.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160,245	100		160,245	162,604
BAS	4,615	100	2024	4,615	119,881
CAN	462	30	2024	139	3,611
CLP	2,520	40		1,008	26,184
CLP	4,000	40		1,600	41,562
FGR	4,015	60		2,409	62,577
FOP	96	30		29	754
FOP	96	30		29	754
FOP	810	30		243	6,312
KTG	1,699	125		2,124	55,174
TOTALS	220,228			194,709	557,858

** This building has 17 Sub-Areas

2767 W US HIGHWAY 90 , LAKE CITY

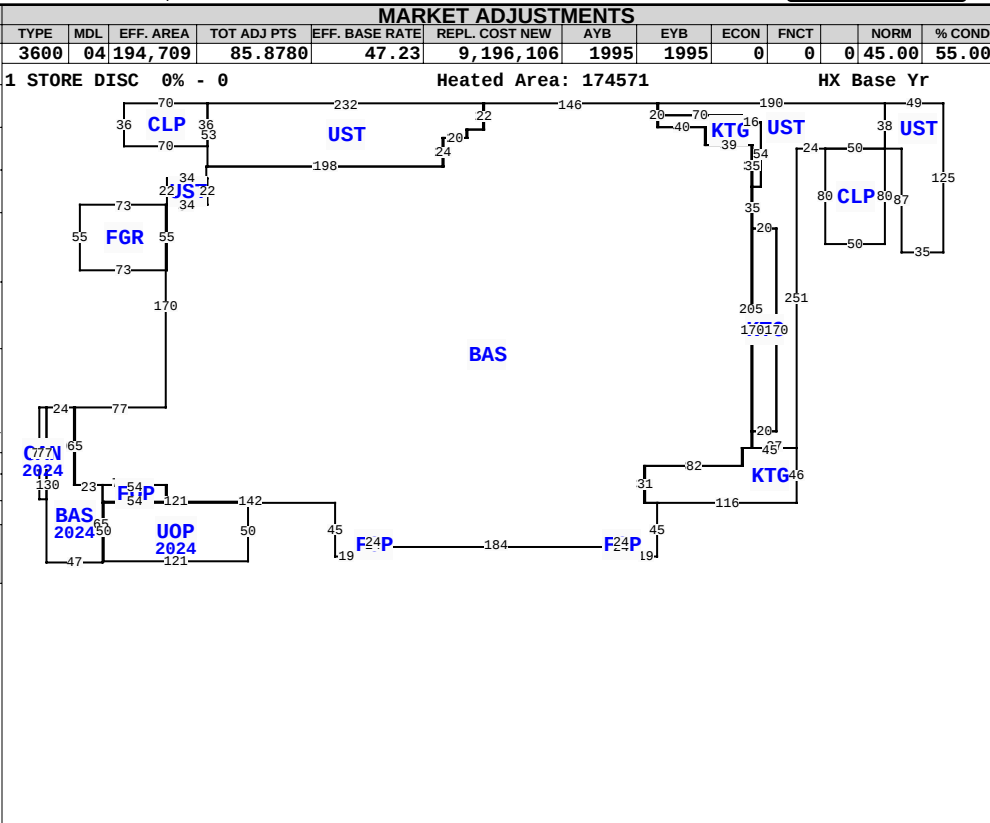
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	34,185.00	UT	1.50	1.50	
2	0260	PAVEMENT-A	0	0	0	0	115,408.00	UT	0.90	0.90	
3	0160	CLFENCE 10	0	0	0	0	122.00	UT	8.00	8.00	
4	0120	CLFENCE 4	0	0	0	0	224.00	UT	2.50	2.50	
5	0295	SPKLR SYS	0	0	0	0	201,789.00	UT	1.00	1.00	
6	0253	LIGHTING	0	0	0	0	7.00	UT	800.00	800.00	
7	0253	LIGHTING	0	0	0	0	17.00	UT	800.00	800.00	
8	0260	PAVEMENT-A	0	0	0	0	337,213.00	UT	0.90	0.90	
9	0060	CARPORT F	0	0	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	1300	C	DEPT STORE	0		CG	0.00	0.00	15.00	AC	
2	2800	C	PARKNG LOT	0		CG	0.00	0.00	7.22	AC	



COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		5,057,858	
TOTAL LAND VALUE - MARKET		613,588	
TOTAL MARKET VALUE		2,666,400	
SOH/AGL Deduction		0	
ASSESSED VALUE		8,337,846	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		8,337,846	
TOTAL JUST VALUE		8,337,846	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		8,613,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045089	Signs - New or Ex	12,500	08/02/2022
000044640	Remodel	1,920,390	06/09/2022
000044574	Additions	6,617,916	06/01/2022
20-0135	REMODEL	0	03/09/2020
18-211	REMODEL	0	04/24/2018
18-155	REMODEL	0	03/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/0011	3/31/2009	WD	U	V	11	100
GRANTOR: WALMART STORES INC						
GRANTEE: WAL-MART STORES EAS						
1171/0011	3/31/2009	WD	U	I	11	100
GRANTOR: WAL-MART STORES						
GRANTEE: WAL-MART STORES EAS						

BUILDING NOTES											
BAS=[ORIG=-1,0] W146 S22 W14 S7 W20 S24 W198 S10 S22 W34 S170 W77 S65 E77 S15 E142 S45 E19 N8 N4 E24 S4 E184 N4 E24 S12 E19 N45 W11 N31 E82 N15 E8 N14 N205 N35 W39 N15 W40 N20 \$											
UST=[ORIG=-146,0] W232 S53 E198 N24 E20 N7 E14 N22 \$											
UST=[ORIG=79,289] E37 N251 E24 E50 N38 W190 S10 E70 S6 E16 S54 W7 S35 E20 S170 W20 S14 \$											
UST=[ORIG=190,38] E14 S87 E35 N125 W49 S38 \$											
BAS=[YR=2024;ORIG=-489,255] W24 S130 E47 N65 W23 N65 \$											
KTG=[ORIG=0,335] E116 N46 W45 S15 W82 S31 E11 \$											
FGR=[ORIG=-412,85] W73 S55 E73 N55 \$											
CLP=[ORIG=140,38] S80 E50 N80 W50 \$											
KTG=[ORIG=79,275] E20 N170 W20 S170 \$											