COMM SE COR OF BLK B BROOKSIDE
S/D, RUN E ALONG N R/W OF
US-90 A DIST OF 2097.54 FT FOR

MURPHY OIL USA, INC
P O BOX 7300
EL DORADO, AR 71731

2026

36-3S-16-02611-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

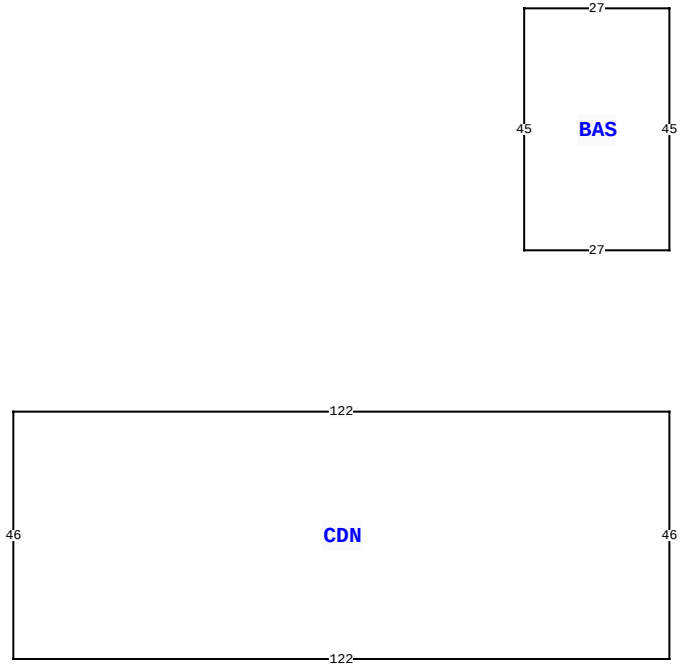
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS
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	1,215	100		1,215	124,244
CDN	5,612	35		1,964	200,835
TOTALS	6,827			3,179	325,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,179	143.5200	107.64	342,188	2018	2018	0	0	0	5.00	95.00

2 NBHD CONVE 0% - 0 Heated Area: 1215 HX Base Yr



2659 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	325,079
TOTAL MARKET OB/XF VALUE	35,799
TOTAL LAND VALUE - MARKET	341,730
TOTAL MARKET VALUE	702,608
SOH/AGL Deduction	0
ASSESSED VALUE	702,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,608
TOTAL JUST VALUE	702,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046693	Electrical Servic	150	03/09/2023
18-361	DEMOLISH	50	07/12/2018
18-384	COMMERCIAL	6,336	07/12/2018
286	ADDN COMM	55	08/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/0890	10/29/2007	WD	Q	I		443,000

GRANTOR: WAL-MART STORES INC
GRANTEE: MURPHY OIL USA INC

BUILDING NOTES

BUILDING DIMENSIONS

CDN= W122 S46 E122 N46$ PTR= N30 BAS= N45 W27 S45 E27$ S30$.

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	13,684.00	UT	2.00	2.00	100	2018	2018	3	100	27,368	
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	6,000	
3	0164	CONC BIN	0	0	13	17	221.00	UT	11.00	11.00	100	2018	2018	3	100	2,431	

LAND DESCRIPTION

TOTAL OB/XF 35,799

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	1410	C	CONV STORE	0		CI	0.00	0.00	22,782.00	SF		1.00	1.00	1.00	15.00	15.00	341,730							

REVIEW DATE 07/11/2023 BY KS Total Acres: 0.52 Total Land Value: 341,730 Market: 0 Agricultural: 0 Common: 341,730 PRINTED 11/06/2025 BY SYS