COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

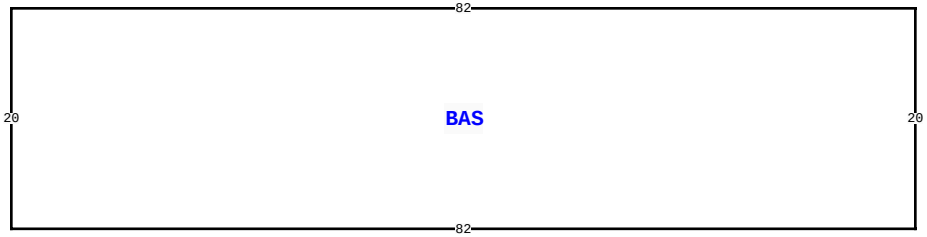
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		8 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	19,691
TOTALS	1,640			1,640	19,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,640	72.7650	21.83	35,801	1995	1995	0	0	0	45.00	55.00

1 WAREH MINI 0% - 0 Heated Area: 1640 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0140	CLFENCE 6	0	0	0	0	1,755.00	UT	7.50	7.50	50	2007	2007	3	50	6,581	
2	0166	CONC,PAVMT	0	0	0	0	800.00	UT	2.25	2.25	50	1999	1999	3	50	900	
3	0166	CONC,PAVMT	0	0	5	320	1,600.00	UT	2.25	2.25	50	2000	2000	3	50	1,800	
4	0260	PAVEMENT-A	0	0	0	0	55,000.00	UT	1.25	1.25	50	0	0	3	50	34,375	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056575	Roof Replacement	7,270	09/14/2026
000056506	Roof Replacement	7,270	09/03/2026
000053277	Roof Replacement	6,550	05/30/2025
000053278	Roof Replacement	18,250	05/30/2025
000053274	Roof Replacement	9,250	05/30/2025
000053275	Roof Replacement	9,250	05/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W82 S20 E82 N20$.

LAND DESCRIPTION

TOTAL OB/XF 48,656

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	4810	C	MINI STORAGE	0		00	0.00	0.00	6.33	AC		1.00	1.00	0.90	55,000.00	49,500.00	313,335							
2	9601	C	RETENTION AR	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

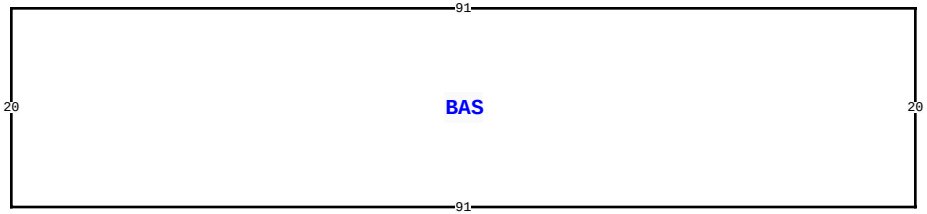
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

2 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052644	Roof Replacement	8,350	03/19/2025
000052645	Roof Replacement	9,250	03/19/2025
000052646	Roof Replacement	9,250	03/19/2025
000052647	Roof Replacement	18,250	03/19/2025
25852	COMMERCIAL	75	05/25/2007
25047	COMMERCIAL	80	09/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

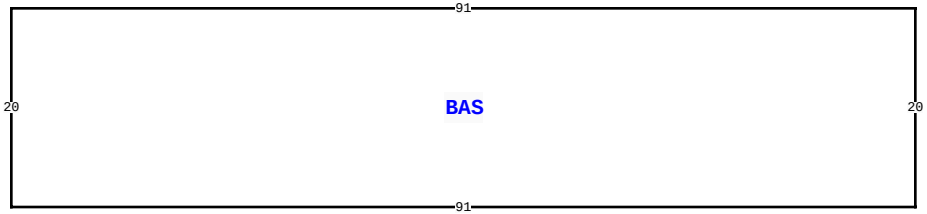
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Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

3 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25048	COMMERCIAL	285	09/28/2006
25049	COMMERCIAL	285	09/28/2006
25050	COMMERCIAL	285	09/28/2006
25051	COMMERCIAL	285	09/28/2006
25052	COMMERCIAL	150	09/28/2006
24882	COMMERCIAL	122	08/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

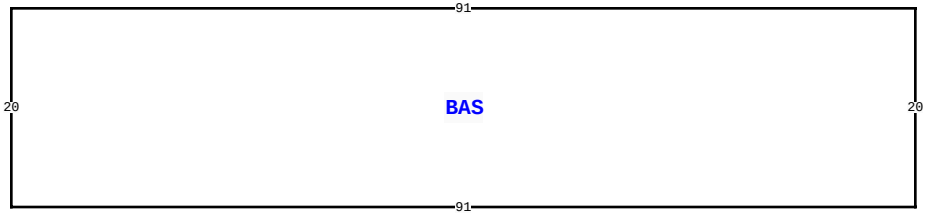
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		9 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

4 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24885	COMMERCIAL	161	08/18/2006
24886	COMMERCIAL	161	08/18/2006
24887	COMMERCIAL	122	08/18/2006
24888	COMMERCIAL	122	08/18/2006
24889	COMMERCIAL	195	08/18/2006
24134	COMMERCIAL	150	02/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

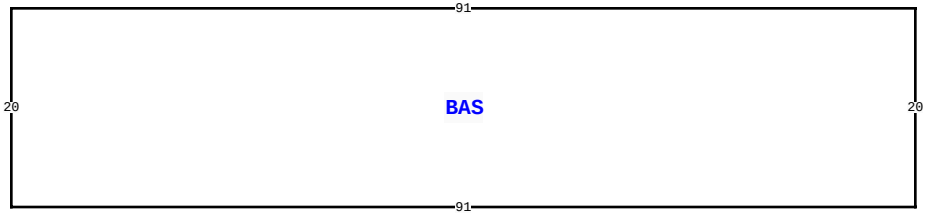
ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		34 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

5 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
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TOTAL MARKET VALUE	2,113,315
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TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211	STORAGE	123	12/05/2002
16672	STORAGE	530	02/29/2000
15339	STORAGE	245	04/05/1999
12272	CONDIMIUM	125	03/13/1997
12056	STORAGE	700	01/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
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POB, CONT SW 150.20 FT, NW 275 F

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2027

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BUILDING CHARACTERISTICS

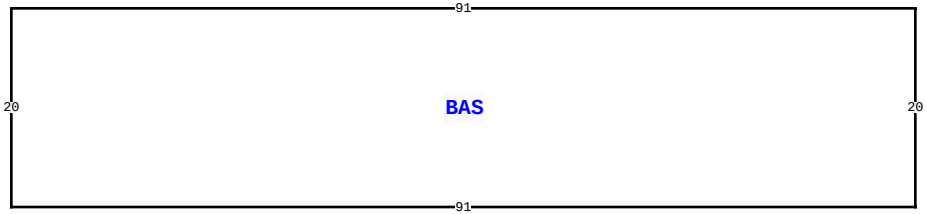
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Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

6 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

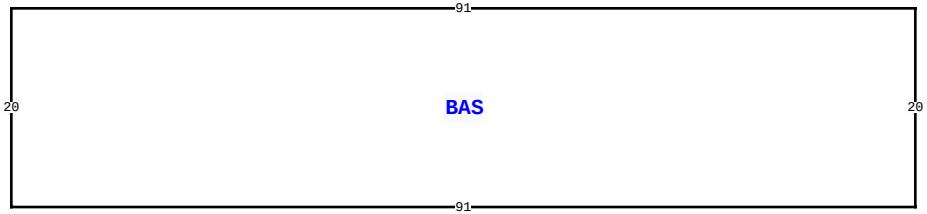
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		9 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	21,852
TOTALS	1,820			1,820	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1995	1995	0	0	0	45.00	55.00

7 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

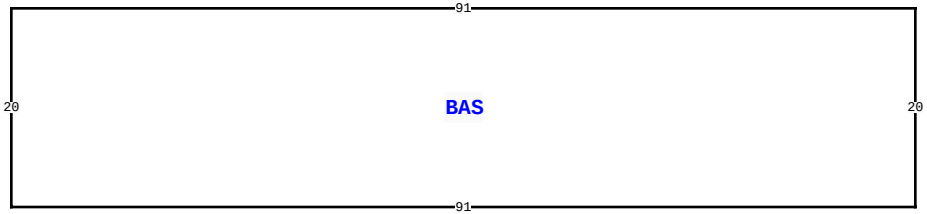
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	23,044
TOTALS	1,820			1,820	23,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1996	1996	0	0	0	42.00	58.00

8 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

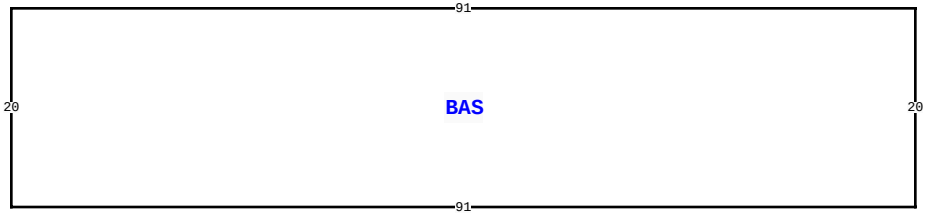
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	23,044
TOTALS	1,820			1,820	23,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,820	72.7650	21.83	39,731	1996	1996	0	0	0	42.00	58.00

9 WAREH MINI 0% - 0 Heated Area: 1820 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S20 E91 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

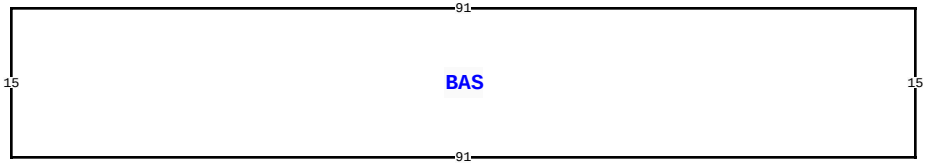
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		17 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	17,283
TOTALS	1,365			1,365	17,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,365	72.7650	21.83	29,798	1996	1996	0	0	0	42.00	58.00

10 WAREH MINI 0% - 0 Heated Area: 1365 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S15 E91 N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

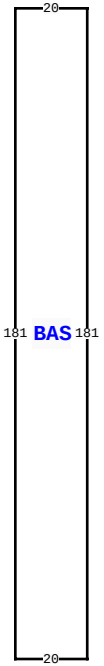
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		36 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,620	100		3,620	46,958
TOTALS	3,620			3,620	46,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	3,620	72.0720	21.62	78,264	1997	1997	0	0	0	40.00	60.00

11 WAREH MINI 0% - 0 Heated Area: 3620 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S181 E20 N181$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

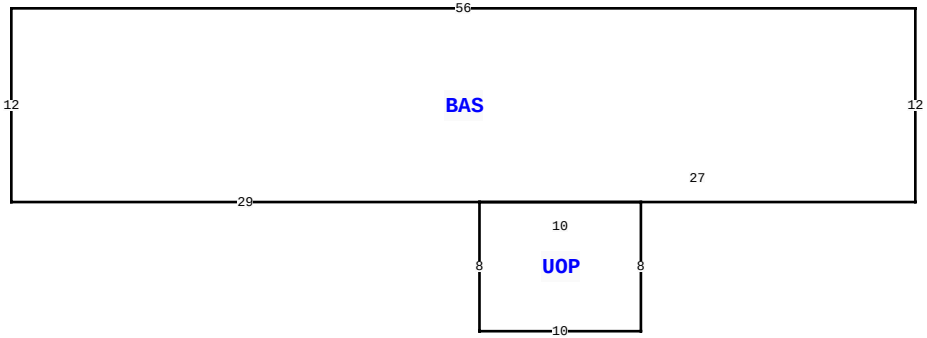
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,784
UOP	80	25		20	291
TOTALS	752			692	10,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	692	60.6690	36.40	25,189	1974	1974	0	0	0	60.00	40.00

12 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E29 UOP= S8 E10N8 W10$ E27 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

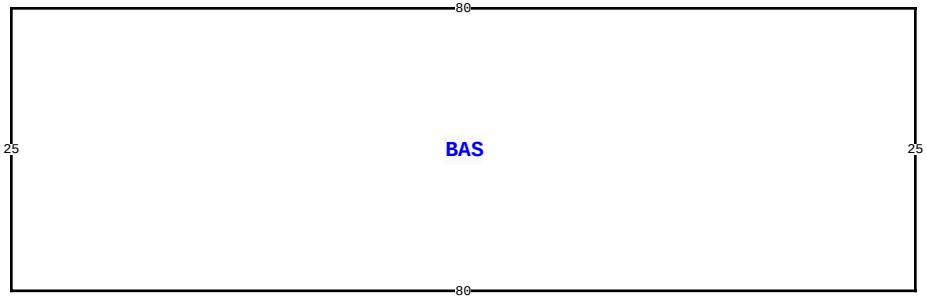
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		17 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	38,129
TOTALS	2,000			2,000	38,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	1999	1999	0	0	0	35.00	65.00

13 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 13 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

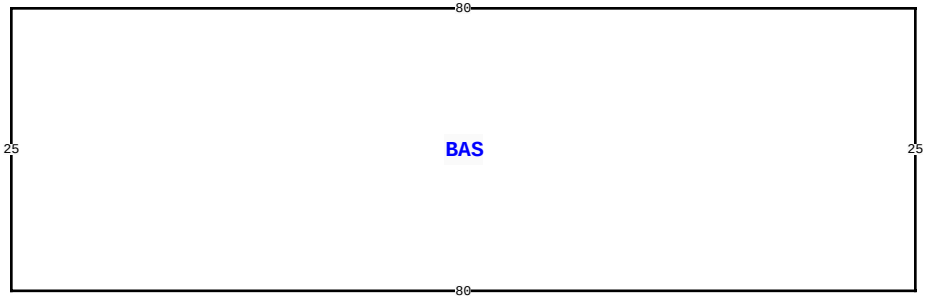
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		24 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	38,129
TOTALS	2,000			2,000	38,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	1999	1999	0	0	0	35.00	65.00

14 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 14 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

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POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

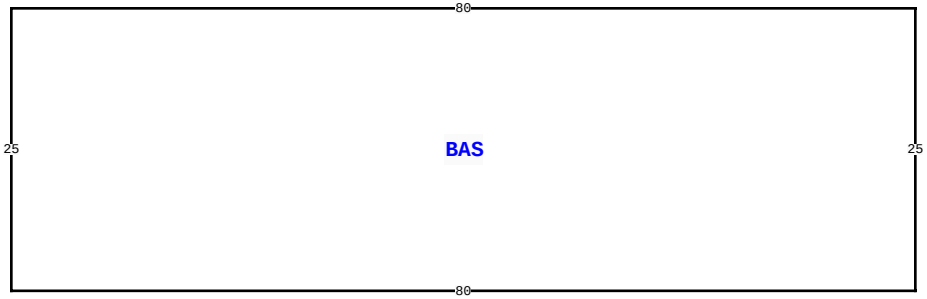
ELEMENT	CD	CONSTRUCTION
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Roof Structur	09	RIDGE FRME 100
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Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		24 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	38,129
TOTALS	2,000			2,000	38,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	1999	1999	0	0	0	35.00	65.00

15 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 15 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

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POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
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CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

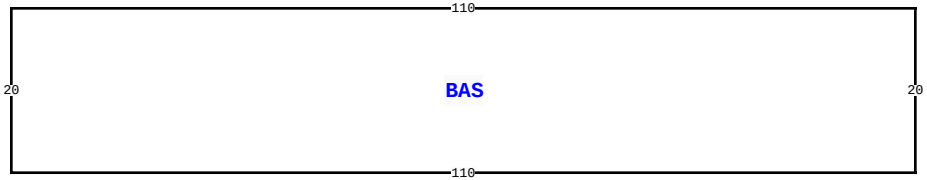
ELEMENT	CD	CONSTRUCTION
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Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		22 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	37,941
TOTALS	2,200			2,200	37,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,200	85.7850	25.74	56,628	2000	2000	0	0	0	33.00	67.00

16 WAREH MINI 0% - 0 Heated Area: 2200 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 16 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W110 S20 E110 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

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TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

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2027

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BUILDING CHARACTERISTICS

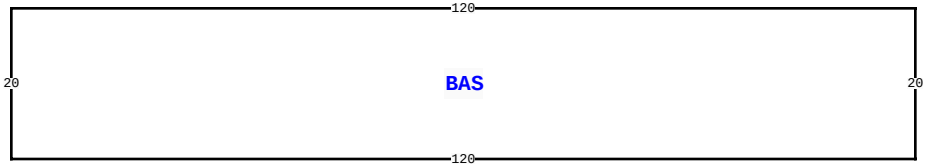
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		24 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	41,390
TOTALS	2,400			2,400	41,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,400	85.7850	25.74	61,776	2000	2000	0	0	0	33.00	67.00

17 WAREH MINI 0% - 0 Heated Area: 2400 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 17 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
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TOTAL LAND VALUE - MARKET	313,597
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ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W120 S20 E120 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

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TO N R/W SR-247 SW ALONG R/W 926
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BUILDING CHARACTERISTICS

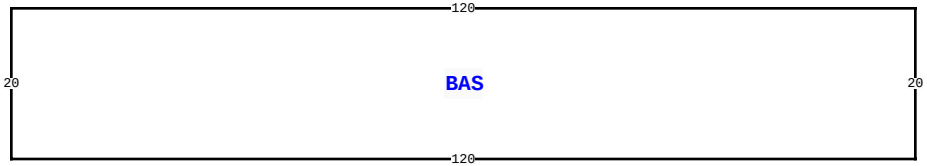
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Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		12 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	41,390
TOTALS	2,400			2,400	41,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,400	85.7850	25.74	61,776	2000	2000	0	0	0	33.00	67.00

18 WAREH MINI 0% - 0 Heated Area: 2400 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 18 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
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TOTAL LAND VALUE - MARKET	313,597
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ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W120 S20 E120 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

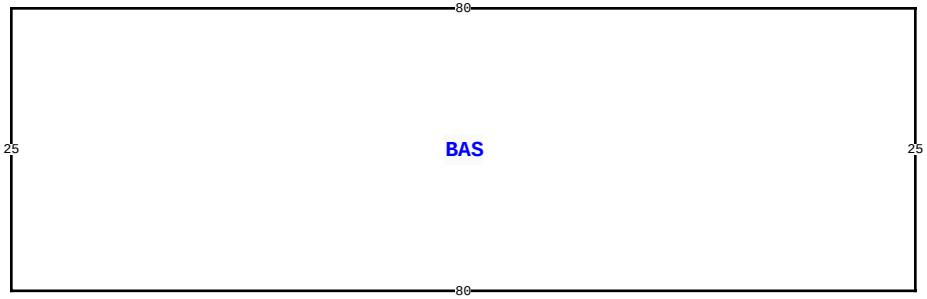
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		17 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	39,302
TOTALS	2,000			2,000	39,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	2000	2000	0	0	0	33.00	67.00

19 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 19 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

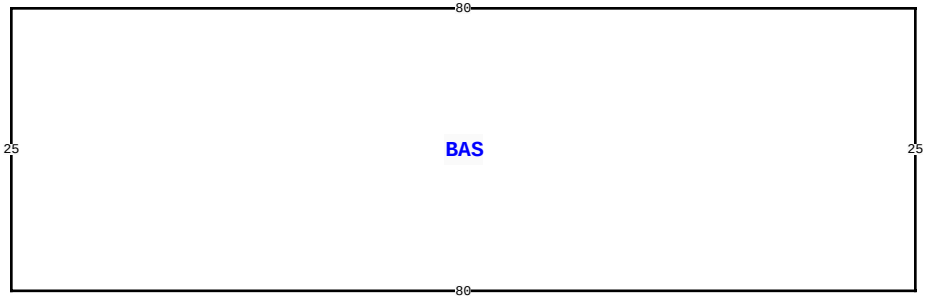
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	39,302
TOTALS	2,000			2,000	39,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	2000	2000	0	0	0	33.00	67.00

20 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 20 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

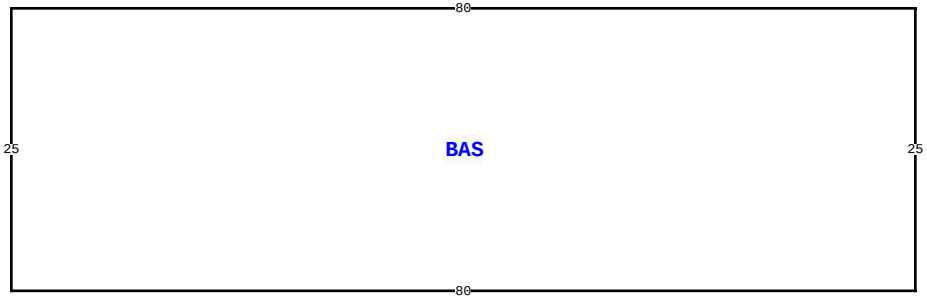
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	39,302
TOTALS	2,000			2,000	39,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	2000	2000	0	0	0	33.00	67.00

21 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 21 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

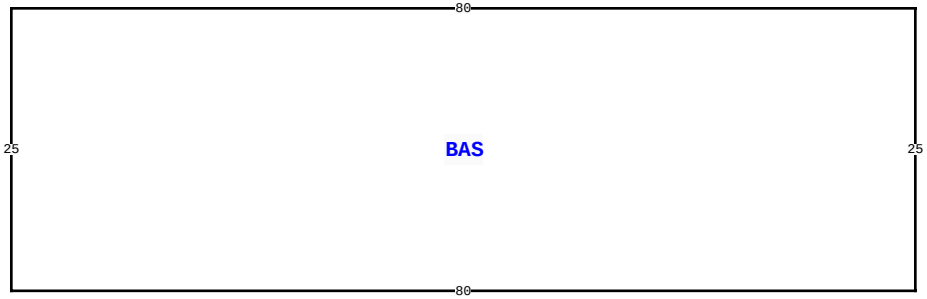
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	40,475
TOTALS	2,000			2,000	40,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	97.7550	29.33	58,660	2001	2001	0	0	0	31.00	69.00

22 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S25 E80 N25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

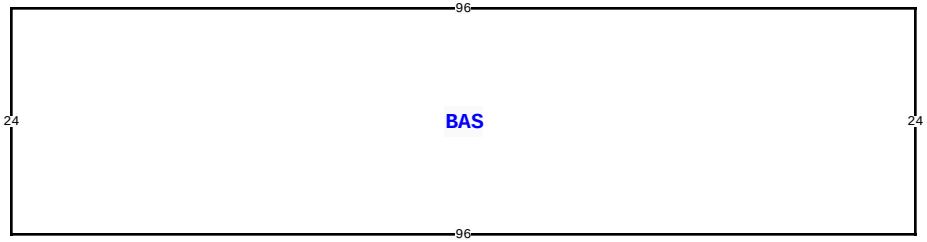
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		8 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	43,293
TOTALS	2,304			2,304	43,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,304	85.7850	25.74	59,305	2003	2003	0	0	0	27.00	73.00

23 WAREH MINI 0% - 0 Heated Area: 2304 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 23 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S24 E96 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

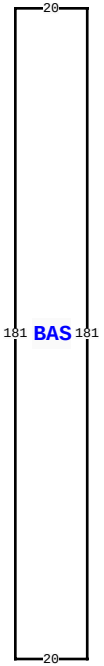
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,620	100		3,620	46,958
TOTALS	3,620			3,620	46,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	3,620	72.0720	21.62	78,264	1997	1997	0	0	0	40.00	60.00

24 WAREH MINI 0% - 0 Heated Area: 3620 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 24 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S181 E20 N181$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

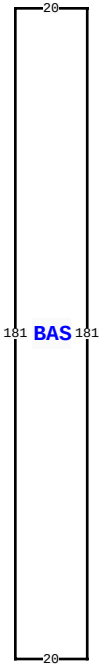
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		36 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,620	100		3,620	46,958
TOTALS	3,620			3,620	46,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	3,620	72.0720	21.62	78,264	1997	1997	0	0	0	40.00	60.00

25 WAREH MINI 0% - 0 Heated Area: 3620 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 25 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S181 E20 N181$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

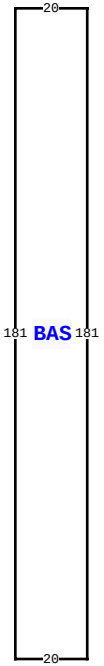
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		34 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,620	100		3,620	46,958
TOTALS	3,620			3,620	46,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	3,620	72.0720	21.62	78,264	1997	1997	0	0	0	40.00	60.00

26 WAREH MINI 0% - 0 Heated Area: 3620 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 26 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S181 E20 N181$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

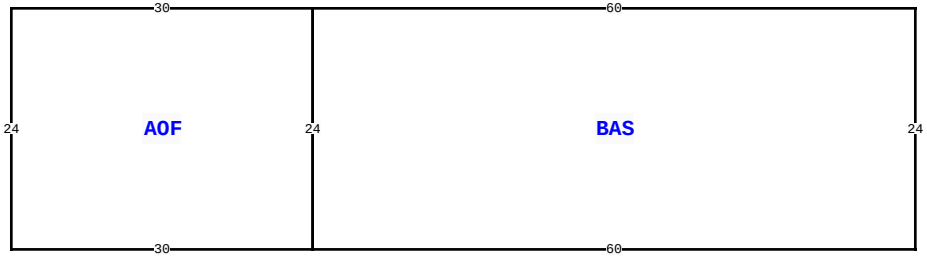
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	720	150		1,080	23,698
BAS	1,440	100		1,440	31,598
TOTALS	2,160			2,520	55,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,520	90.3000	27.09	68,267	2007	2007	0	0	0	19.00	81.00

27 WAREH MINI 0% - 0 Heated Area: 2160 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 AOF= W30 S24 E30 N24$ S24 E60 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

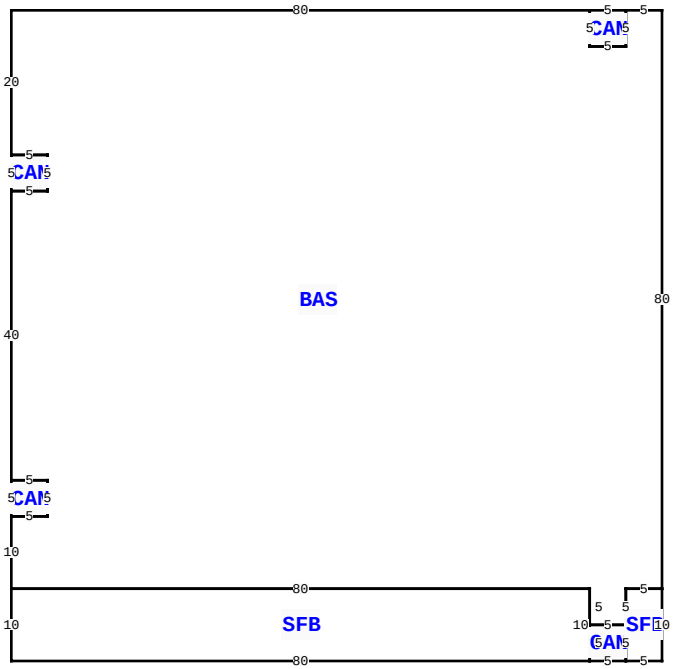
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		51 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,150	100		7,150	170,270
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
SFB	50	80		40	953
SFB	800	80		640	15,241
TOTALS	8,100			7,862	187,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,862	98.0000	29.40	231,143	2007	2007	0	0	0	19.00	81.00

28 WAREH MINI 0% - 0 Heated Area: 8000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 CAN= S5 W5 N5 E5 $ S5 W5 N5 W80 S20 CAN= E5 S5 W5 N5$E5 S5 W5 S40 CAN= E5 S5 W5 N5$ E5 S5 W5 S10 SFB= S10 E80 N10 W80$ E80 S5 CAN= S5 E5 N5 W5$ E5 SFB= S5 E5 N10 W5 S5$ N5 E5 N80$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

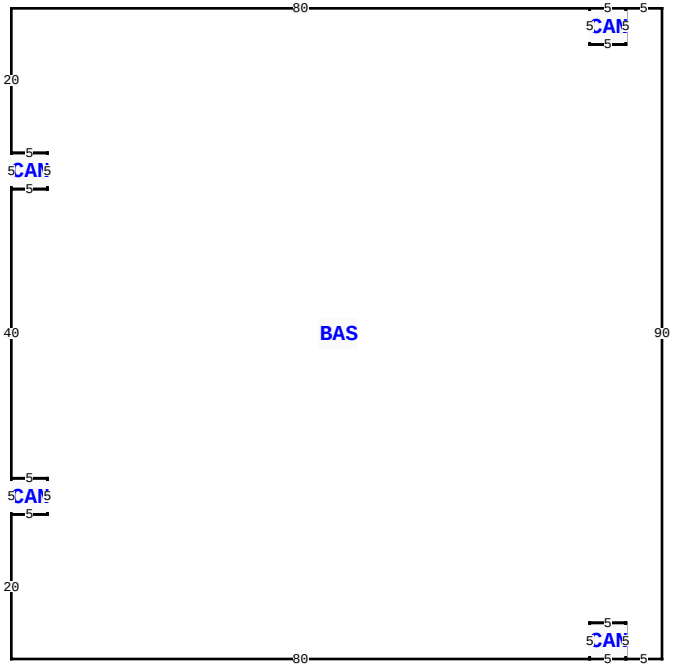
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		42 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100		8,000	188,633
CAN	25	30		8	189
CAN	25	30		8	189
CAN	25	30		8	189
CAN	25	30		8	189
TOTALS	8,100			8,032	189,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	8,032	97.0200	29.11	233,812	2007	2007	0	0	0	19.00	81.00

29 WAREH MINI 0% - 0 Heated Area: 8000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
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TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 CAN= W5 S5 E5 N5 $ S5 W5 N5 W80 S20 CAN= E5 S5 W5 N5$E5 S5 W5 S40 CAN= E5 S5 W5 N5$ E5 S5 W5 S20 E80 CAN= N5 E5 S5 W5$ N5 E5 S5 E5 N90$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
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BUILDING CHARACTERISTICS

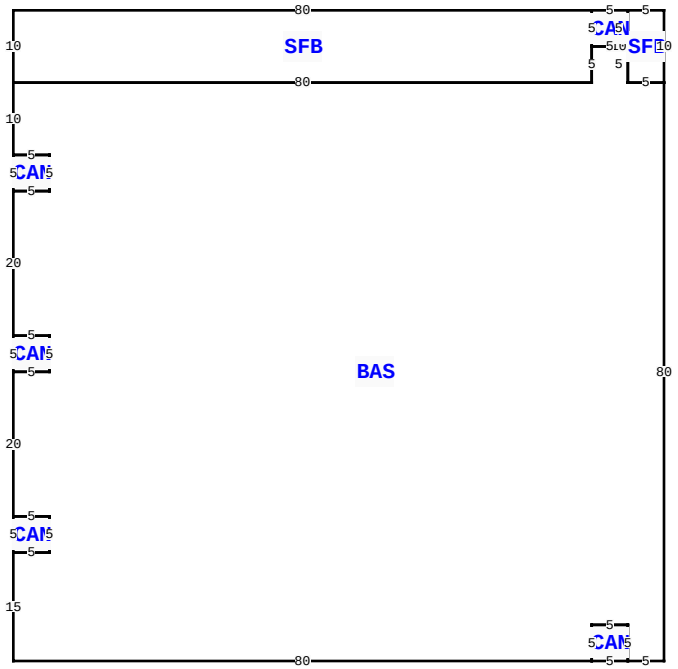
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Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
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RMS		0 100
Stories	1.	1. 100
Units		65 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,125	100		7,125	169,675
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
SFB	50	80		40	953
SFB	800	80		640	15,241
TOTALS	8,100			7,845	186,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,845	98.0000	29.40	230,643	2007	2007	0	0	0	19.00	81.00

30 WAREH MINI 0% - 0 Heated Area: 7975 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 30 of 32 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 SFB= N10 E5 S10 W5$ N5 CAN= N5 W5 S5 E5$ W5 SFB= N5 W80 S10 E80 N5$ S5 W80 S10 CAN= E5 S5 W5 N5$ E5 S5 W5 S20 CAN= E5 S5 W5 N5$ E5 S5 W5 S20 CAN= E5 S5 W5 N5$ E5 S5 W5 S15 E80 CAN= N5 E5 S5 W5$ N5 E5 S5 E5 N80$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/21/2023 BY JB Total Acres: 7.83 Total Land Value: 313,597 Market: 0 Agricultural: 0 Common: 313,597 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4 OF NW1/4, R
TO N R/W SR-247 SW ALONG R/W 926
POB, CONT SW 150.20 FT, NW 275 F

TELLUS TEN LLC
P O BOX 3630
CAY SAINT LOUIS, MS 39521

2027

01-4S-16-02692-001

BUILDING CHARACTERISTICS

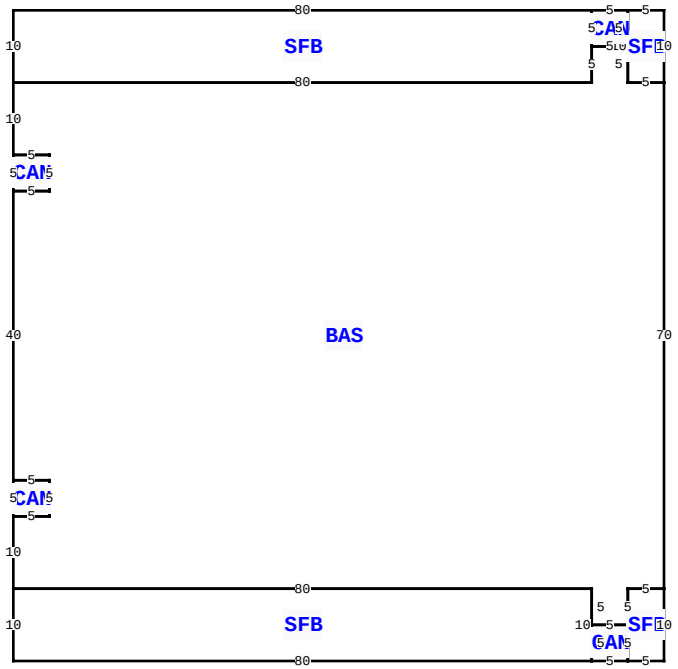
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		58 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,300	100		6,300	150,028
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
CAN	25	30		8	190
SFB	50	80		40	953
SFB	50	80		40	953
SFB	800	80		640	15,241
SFB	800	80		640	15,241
TOTALS	8,100			7,692	183,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,692	98.0000	29.40	226,145	2007	2007	0	0	0	19.00	81.00

31 WAREH MINI 0% - 0 Heated Area: 8000 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,751,062
TOTAL MARKET OB/XF VALUE	48,656
TOTAL LAND VALUE - MARKET	313,597
TOTAL MARKET VALUE	2,113,315
SOH/AGL Deduction	0
ASSESSED VALUE	2,113,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,113,315
TOTAL JUST VALUE	2,113,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/2350	9/28/2006	WD	Q	I		2,889,000
GRANTOR: RAYMOND & JANIS LOGAN						
GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 SFB= N10 E5 S10 W5$ N5 CAN= N5 W5 S5 E5$ W5 SFB= N5 W80 S10 E80 N5$ S5 W80 S10 CAN= E5 S5 W5 N5$ E5 S5 W5 S40 CAN= E5 S5 W5 N5$ E5 S5 W5 S10 SFB= E80 S10 W80 N10$ E80 S5 CAN= S5 E5 N5 W5$ E5 SFB= S5 E5 N10 W5 S5$ N5 E5 N70$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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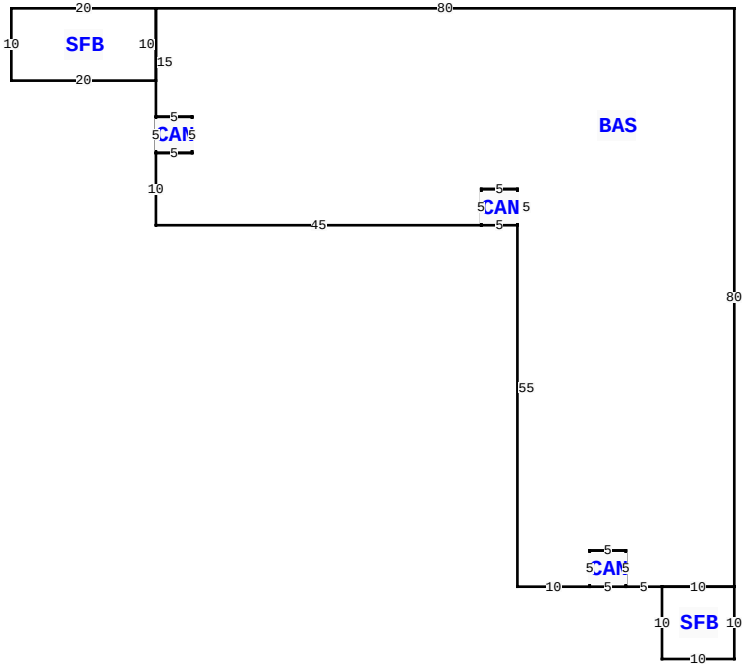
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Stories	1.	1. 100
Units		28 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,825	100		3,825	93,815
CAN	25	30		8	196
CAN	25	30		8	196
CAN	25	30		8	196
SFB	100	80		80	1,962
SFB	200	80		160	3,924
TOTALS	4,200			4,089	100,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,089	100.9400	30.28	123,815	2007	2007	0	0	0	19.00	81.00

32 WAREH MINI 0% - 0 Heated Area: 4125 HX Base Yr



814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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GRANTEE: TELLUS TEN LLC						
0781/0161	9/27/1993	WD	U	V	35	43,000
GRANTOR: KLOS						
GRANTEE: RAYMOND LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

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LAND DESCRIPTION

TOTAL OB/XF 0

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