

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 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 100	Exterior Wall			
04	WOOD TRUSS 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
01	MINIMUM 100	Interior Wall			
03	CONC FINSH 100	Interior Floo			
04	NONE 100	Ceiling			
01	NONE 100	Air Condition			
01	NONE 100	Heating Type			
0	100	Plumbing			
03	MASONRY 100	Frame			
10	100	Story Height			
0	100	RMS			
1.	1.100	Stories			
8	100	Units			
03	03 100	Condition Adj			
03	03	Quality			
4810	MINI STORAGE	DOR CODE			
		MKT AREA	06		
1416.00	1.00/	NEIGHBORHOOD/LOC			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	20,998
TOTALS	1,640			1,640	20,998

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	WAREH MINI	0% - 0			38,179	1995	1995	0	0	45.00	55.00	
			Heated Area: 1640			HX Base Yr						
				BLD DATE		LGL DATE		06/23/2021				MLU
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 32	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,867,491	
TOTAL MARKET OB/XF VALUE		48,656	
TOTAL LAND VALUE - MARKET		290,809	
TOTAL MARKET VALUE		2,206,956	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,206,956	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,206,956	
TOTAL JUST VALUE		2,206,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,134,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
000052644	Roof Replacement	8,350	03/19/2025
000052645	Roof Replacement	9,250	03/19/2025

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						

EXTRA FEATURES																	
L N	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	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	51,000.00	45,900.00	290,547							
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							

BUILDING NOTES											
BAS= W82 S20 E82 N20\$.											

BUILDING DIMENSIONS											
BAS= W82 S20 E82 N20\$.											

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

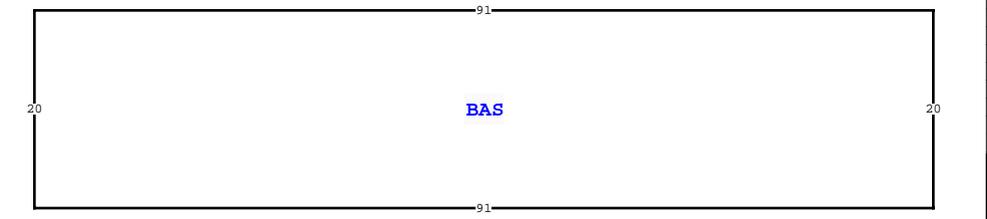
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001


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

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	23.28	42,370	1995	1995	0	0	45.00	55.00	



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	23,304
TOTALS	1,820			1,820	23,304

814 SW STATE ROAD 247 , LAKE CITY

L N	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 3 of 32	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
TOTAL LAND VALUE - MARKET			290,809
TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25050	COMMERCIAL	285	09/28/2006
25051	COMMERCIAL	285	09/28/2006
25052	COMMERCIAL	150	09/28/2006
24882	COMMERCIAL	122	08/18/2006
24885	COMMERCIAL	161	08/18/2006
24886	COMMERCIAL	161	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\$.

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

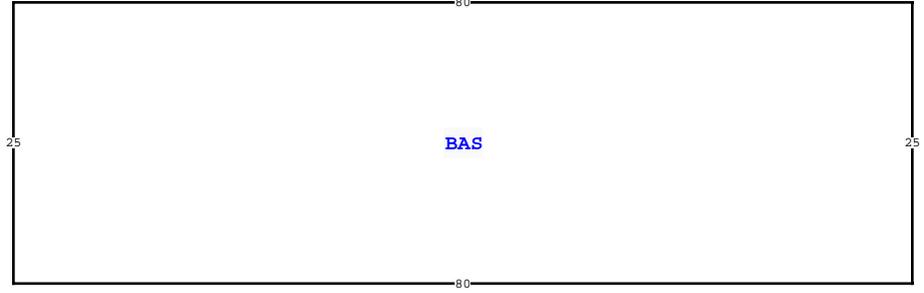
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
13	WAREH MINI	0% - 0										
Heated Area: 2000					HX Base Yr							



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	40,664
TOTALS	2,000			2,000	40,664

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 13 of 32
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
TOTAL LAND VALUE - MARKET			290,809
TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

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\$.

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

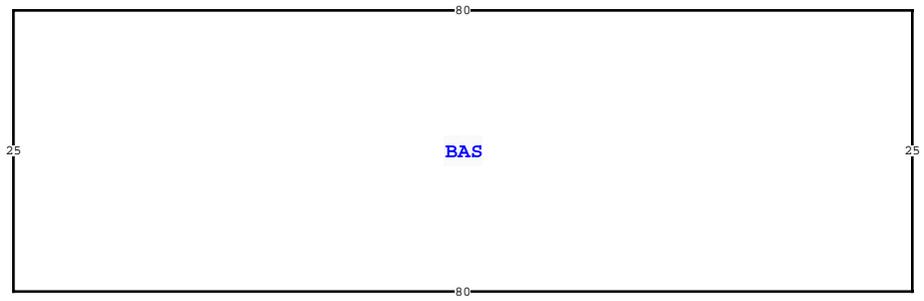
TELLUS TEN LLC
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GULFPORT, MS 39505

2026

01-4S-16-02692-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
14	WAREH MINI	0% - 0										Heated Area: 2000	HX Base Yr



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	40,664
TOTALS	2,000			2,000	40,664

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021
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EXTRA FEATURES																
L N	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY				PAGE 14 of 32	2
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				1,867,491	
TOTAL MARKET OB/XF VALUE				48,656	
TOTAL LAND VALUE - MARKET				290,809	
TOTAL MARKET VALUE				2,206,956	
SOH/AGL Deduction				0	
ASSESSED VALUE				2,206,956	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,206,956	
TOTAL JUST VALUE				2,206,956	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				2,134,469	

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\$.

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

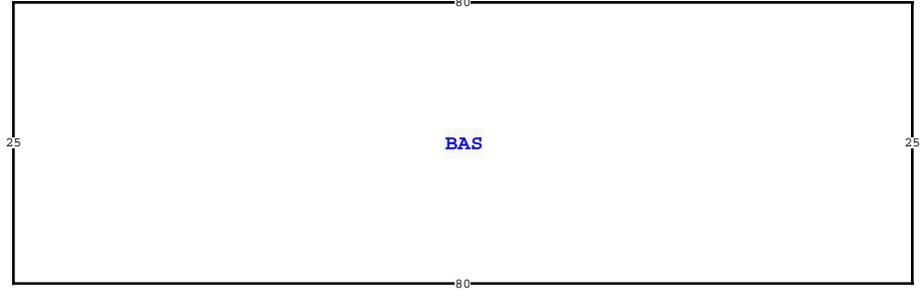
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2026

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BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20	WAREH MINI	0% - 0										
Heated Area: 2000					HX Base Yr							



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	41,915
TOTALS	2,000			2,000	41,915

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
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EXTRA FEATURES																
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 20 of 32	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
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TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

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	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\$.

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

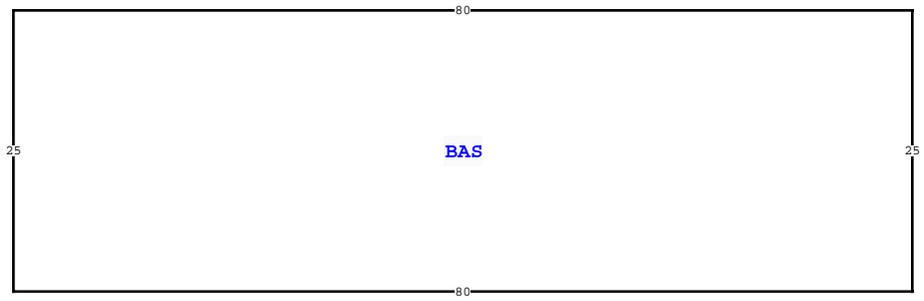
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2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
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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	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
22	WAREH MINI	0% - 0										
					Heated Area: 2000			HX Base Yr				



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	43,166
TOTALS	2,000			2,000	43,166

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY		PAGE 22 of 32	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,867,491	
TOTAL MARKET OB/XF VALUE		48,656	
TOTAL LAND VALUE - MARKET		290,809	
TOTAL MARKET VALUE		2,206,956	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,206,956	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,206,956	
TOTAL JUST VALUE		2,206,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,134,469	

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\$.

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 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001



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	25,282
BAS	1,440	100		1,440	33,709
TOTALS	2,160			2,520	58,991

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
27	WAREH MINI	0%	- 0									
Heated Area: 2160 HX Base Yr												

COLUMBIA COUNTY PROPERTY				PAGE 27 of 32	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,867,491		
TOTAL MARKET OB/XF VALUE				48,656		
TOTAL LAND VALUE - MARKET				290,809		
TOTAL MARKET VALUE				2,206,956		
SOH/AGL Deduction				0		
ASSESSED VALUE				2,206,956		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				2,206,956		
TOTAL JUST VALUE				2,206,956		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				2,134,469		
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									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF													0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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

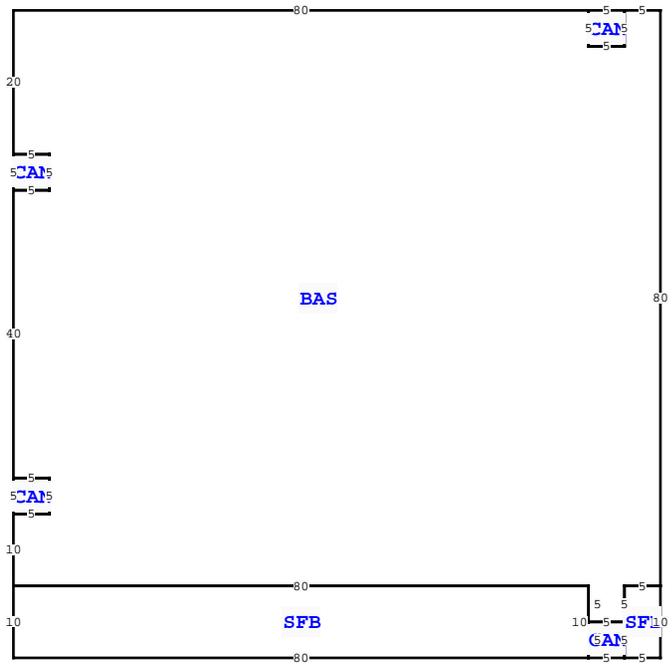
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
28	WAREH MINI	0%	0									Heated Area: 8000 HX Base Yr	



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	181,621
CAN	25	30		8	203
CAN	25	30		8	203
CAN	25	30		8	203
CAN	25	30		8	203
SFB	50	80		40	1,016
SFB	800	80		640	16,257
TOTALS	8,100			7,862	199,707

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE	LGL DATE	06/23/2021	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L N	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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 28 of 32
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
TOTAL LAND VALUE - MARKET			290,809
TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

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	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						

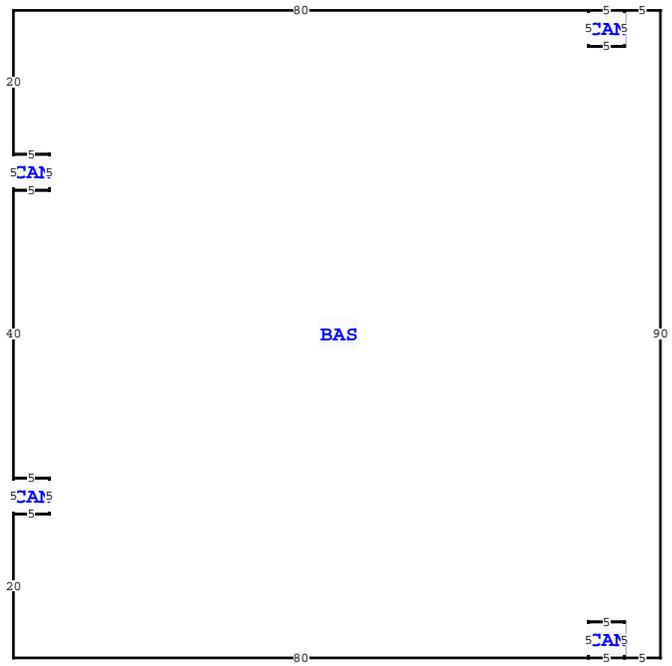
BUILDING NOTES													

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\$.													



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	8,000	100	
CAN	25	30	
TOTALS	8,100		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
29	WAREH MINI	0%	0									
Heated Area: 8000 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 29 of 32	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
TOTAL LAND VALUE - MARKET			290,809
TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

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	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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
814 SW STATE ROAD 247 , LAKE CITY												

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\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									

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 3226
GULFPORT, MS 39505

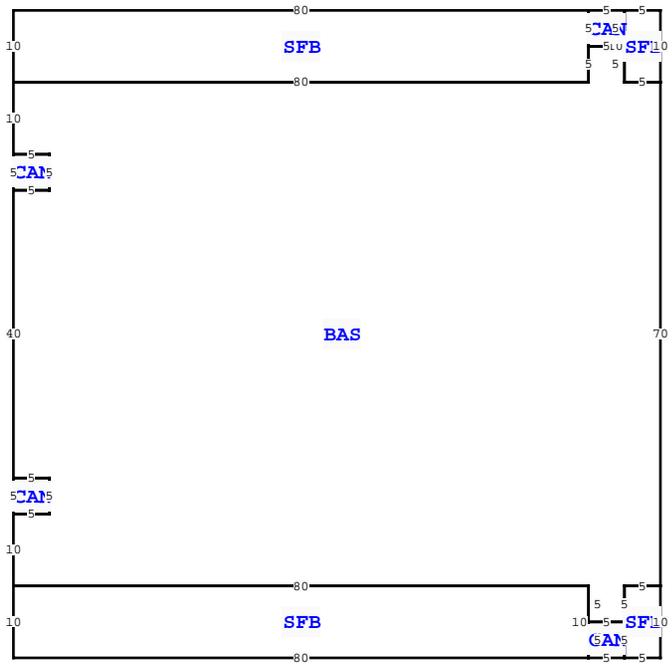
2026

01-4S-16-02692-001



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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
31	WAREH MINI	0%	- 0									Heated Area: 8000 HX Base Yr	



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	160,030
CAN	25	30		8	203
CAN	25	30		8	203
CAN	25	30		8	203
CAN	25	30		8	203
SFB	50	80		40	1,016
SFB	50	80		40	1,016
SFB	800	80		640	16,257
SFB	800	80		640	16,257
TOTALS	8,100			7,692	195,389

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 31 of 32
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,867,491
TOTAL MARKET OB/XF VALUE			48,656
TOTAL LAND VALUE - MARKET			290,809
TOTAL MARKET VALUE			2,206,956
SOH/AGL Deduction			0
ASSESSED VALUE			2,206,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,206,956
TOTAL JUST VALUE			2,206,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,134,469

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	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						

EXTRA FEATURES																
L N	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

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

