

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

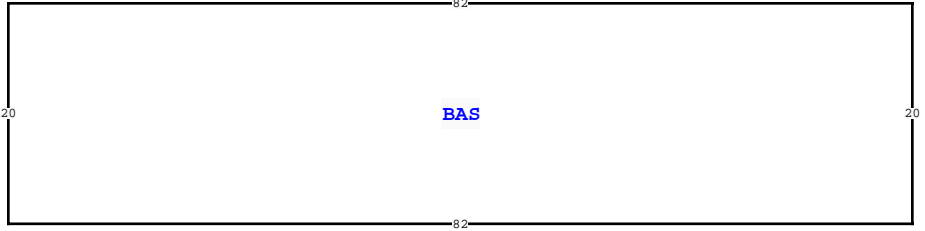
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,640	100	
TOTALS	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
1	WAREH MINI	0%	- 0								
				Heated Area: 1640			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 32	2
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		2,134,469	

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		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
1	0140	CLFENCE	6	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	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W82 S20 E82 N20\$.	

LAND DESCRIPTION												TOTAL OB/XF												48,656				
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	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											

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

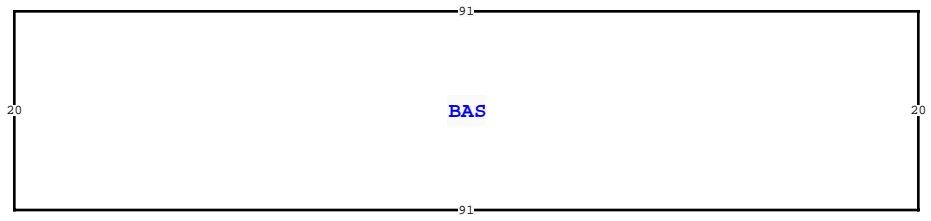
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

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	21.83	39,731	1995	1995		0	45.00	55.00
3 WAREH MINI 0% - 0			Heated Area: 1820			HX Base Yr					



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

L	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

EXTRA FEATURES					
MAP NUM	MKT AREA	NEIGHBORHOOD/LOC	QUALITY	DOR CODE	MINI STORAGE
	06	1416.00 1.00/	03 03	4810	

814 SW STATE ROAD 247 , LAKE CITY

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

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	2,134,469		

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\$.

LAND DESCRIPTION										TOTAL OB/XF														
L	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

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
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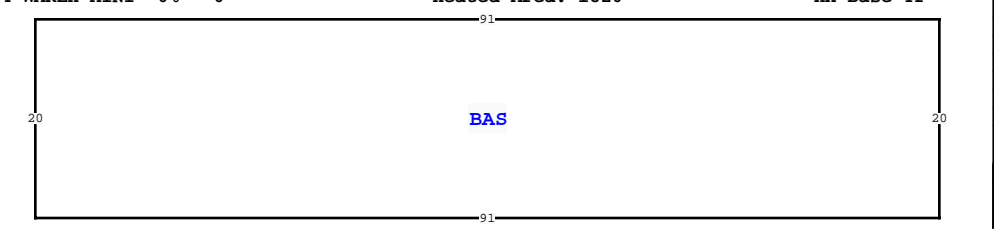
2026

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		9 100
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	21.83	39,731	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	21,852
TOTALS	1,820			1,820	21,852

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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	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 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	2,134,469		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24887	COMMERCIAL	122	08/18/2006
24888	COMMERCIAL	122	08/18/2006
24889	COMMERCIAL	195	08/18/2006
24134	COMMERCIAL	150	02/13/2006
20211	STORAGE	123	12/05/2002
16672	STORAGE	530	02/29/2000

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
VALUATION SUMMARY

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	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
5	WAREH MINI	0%	- 0		39,731	1995	1995	0	0	45.00	55.00
				Heated Area: 1820			HX Base Yr				
814 SW STATE ROAD 247 , LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/14/2026		MLU			

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		2,134,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	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= W91 S20 E91 N20\$.											

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

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

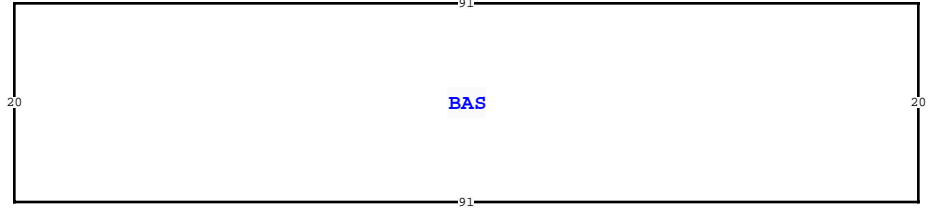
TELLUS TEN LLC
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GULFPORT, MS 39505

2026

01-4S-16-02692-001
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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

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	45.00	55.00
6 WAREH MINI 0% - 0			Heated Area: 1820				HX Base Yr					



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

814 SW STATE ROAD 247 , LAKE CITY

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

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

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	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 6 of 32	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
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TOTAL MARKET VALUE			2,113,315
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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			2,134,469

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= 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

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GULFPORT, MS 39505

2026

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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
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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		
7	WAREH MINI	0%	0										
				Heated Area: 1820									
					HX Base Yr								
BLD DATE					LGL DATE					05/14/2026			MLU
XF DATE					LAND DATE								
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COLUMBIA COUNTY PROPERTY		PAGE 7 of 32	2
VALUATION SUMMARY			
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Tax Group: 2	Tax Dist:		
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NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,134,469		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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
814 SW STATE ROAD 247 , LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W91 S20 E91 N20\$.	

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	

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	
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
BAS	1,820	100	
TOTALS	1,820		1,820
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		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								
8	WAREH MINI	0%	- 0									Heated Area: 1820 HX Base Yr							
<table border="1" style="width: 100%; height: 150px;"> <tr> <td style="width: 50%; text-align: center;">91</td> <td style="width: 50%; text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">91</td> </tr> <tr> <td colspan="2" style="text-align: center;">BAS</td> </tr> </table>														91	20	20	91	BAS	
91	20																		
20	91																		
BAS																			

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

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
814 SW STATE ROAD 247 , LAKE CITY																		
TOTAL OB/XF 0																		

COLUMBIA COUNTY PROPERTY				PAGE 8 of 32	2	
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		2,134,469				
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= W91 S20 E91 N20\$.	

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

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

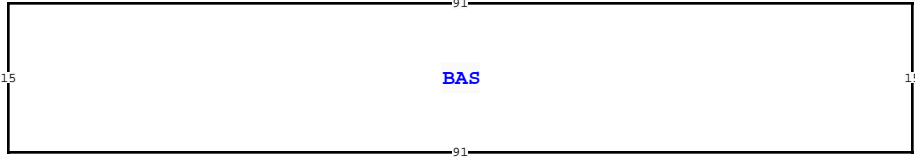
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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														



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

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

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		2,134,469	

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						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W91 S15 E91 N15\$.	

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

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

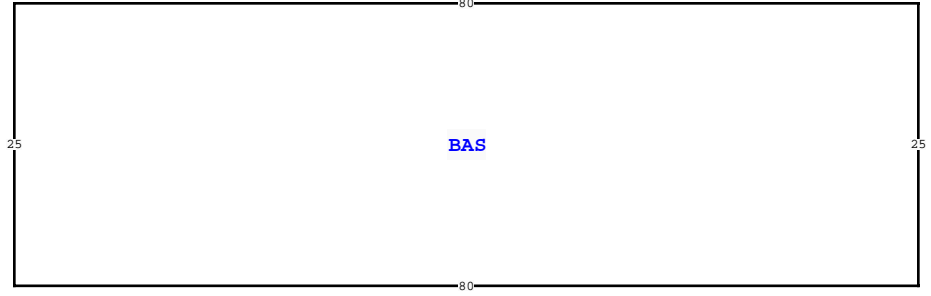
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

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	38,129
TOTALS	2,000			2,000	38,129

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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			1,751,062
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			2,134,469

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

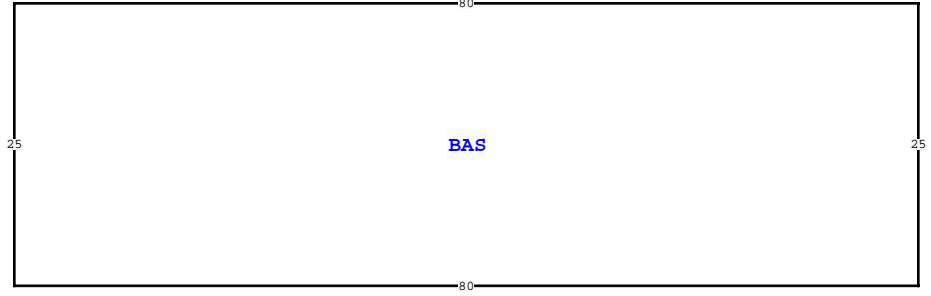
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

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	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	
15	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	38,129
TOTALS	2,000			2,000	38,129

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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 15 of 32	2
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			2,134,469

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

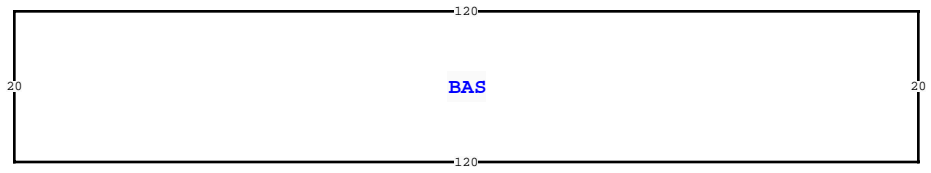
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001
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 Floor	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		
17	WAREH MINI	0%	- 0									Heated Area: 2400 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 17 of 32
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	2,134,469		
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						

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W120 S20 E120 N20\$.													

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			

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

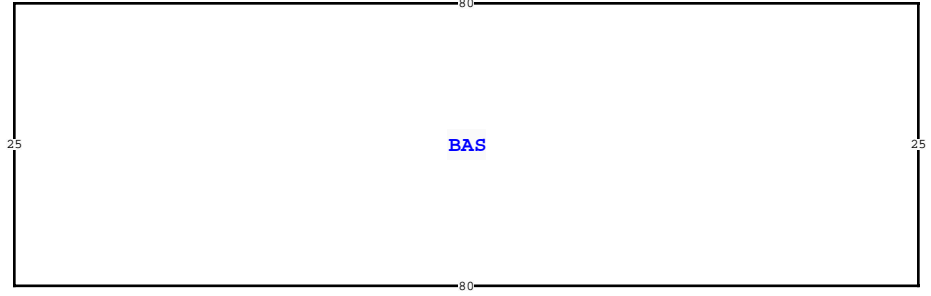
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

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		
19	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	39,302
TOTALS	2,000			2,000	39,302

814 SW STATE ROAD 247 , LAKE CITY

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

EXTRA FEATURES														TOTAL OB/XF									
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						
																0							

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 19 of 32	2
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				2,134,469	

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

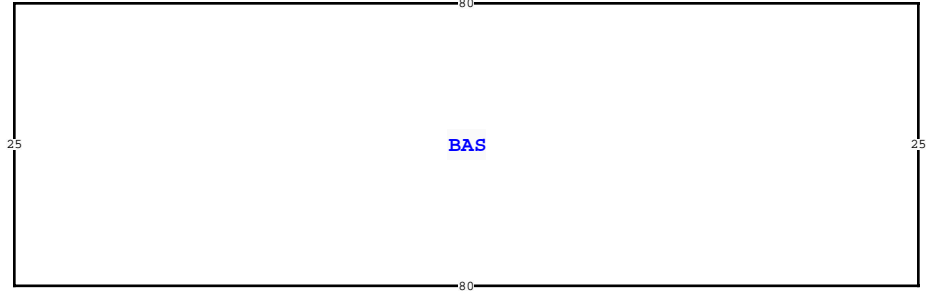
2026

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	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		
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													



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

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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 20 of 32	2
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			2,134,469

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

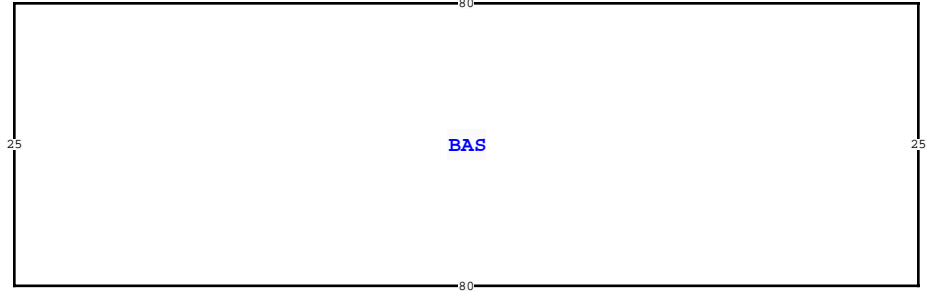
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

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	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		
21	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	39,302
TOTALS	2,000			2,000	39,302

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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 21 of 32	2
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			2,134,469

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

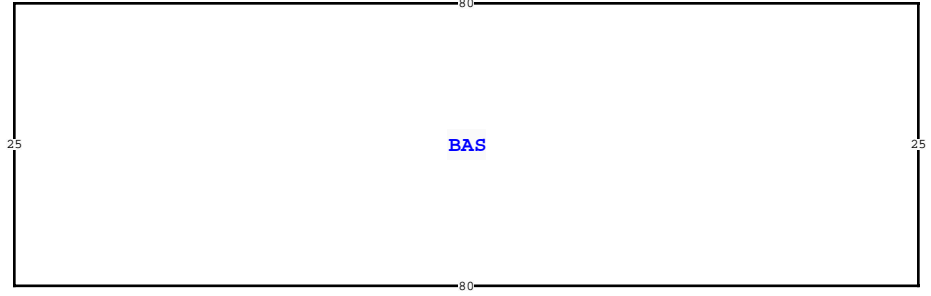
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001
[Barcode]

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

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														



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

814 SW STATE ROAD 247 , LAKE CITY

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

EXTRA FEATURES														TOTAL OB/XF									
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						
0																							

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 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				2,134,469	

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
[Barcode]

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	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
AOF	720	150	
BAS	1,440	100	
TOTALS	2,160		

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					
TOTALS	2,160			2,520	55,296							

814 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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

TOTAL OB/XF 0

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 27 of 32	2
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	2,134,469		

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

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

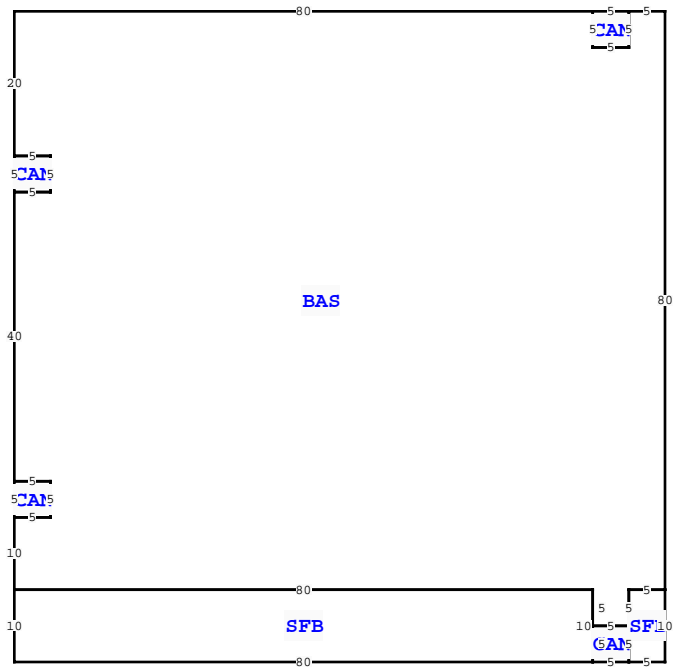
TELLUS TEN LLC
P O BOX 3226
GULFPORT, MS 39505

2026

01-4S-16-02692-001
VALUATION SUMMARY PAGE 28 of 32

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	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

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															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES

TOTAL OB/XF 0

LAND DESCRIPTION																								
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			
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	2,134,469		

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						

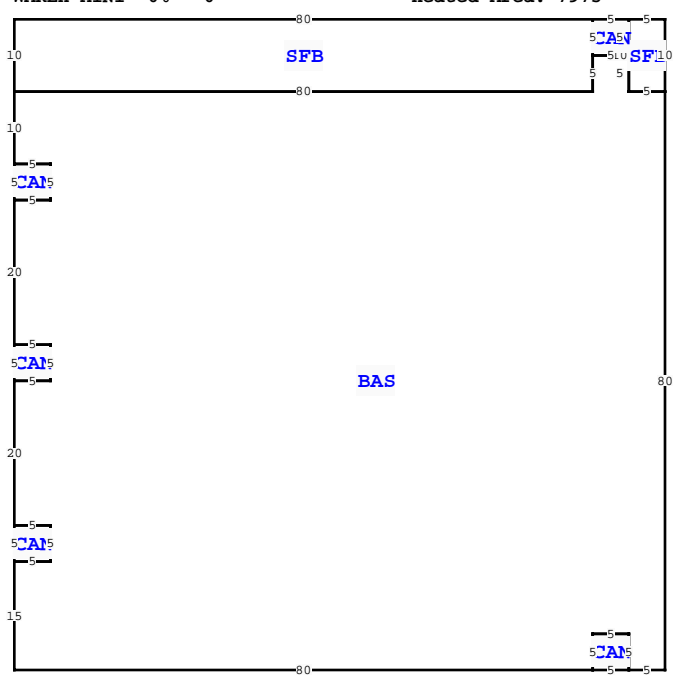
BUILDING NOTES

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\$.



ELEMENT		CD	BUILDING CHARACTERISTICS		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		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		
30	WAREH MINI	0%	- 0									Heated Area: 7975 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 30 of 32	2																				
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			2,134,469																						
PERMIT NUM	DESCRIPTION	AMT	ISSUED																						
SALES DATA																									
OFF RECORD Number	DATE	TYPE INST	Q / I	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																									
BLD DATE						05/14/2026																			
XF DATE						MLU																			
INC DATE																									
LGL DATE																									
LAND DATE																									
AG DATE																									
EXTRA FEATURES																									
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									
TOTAL OB/XF 0																									
LAND DESCRIPTION																									
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	

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

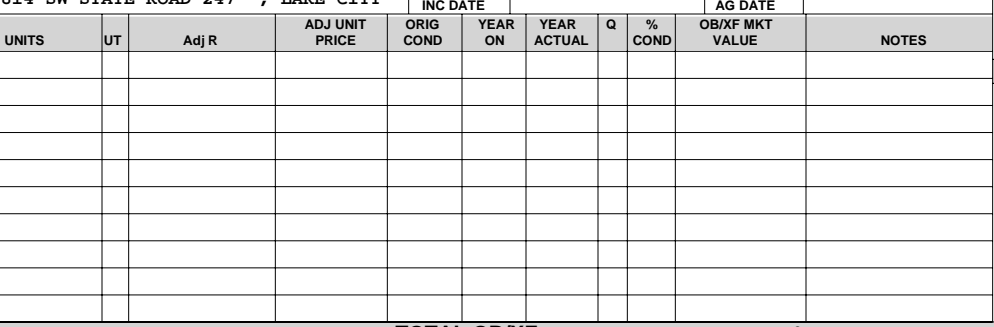
2026

01-4S-16-02692-001

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	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	06	7,692	98.0000	29.40	226,145	2007	2007	0	0	19.00	81.00		

Heated Area: 8000 HX Base Yr



Quality					
DOR CODE	MAP NUM				
4810 MINI STORAGE	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

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
814 SW STATE ROAD 247 , LAKE CITY														

COLUMBIA COUNTY PROPERTY			
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	0		
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						

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

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			
0																											



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		28 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
32	WAREH MINI	0%	- 0		123,815	2007	2007	0	0	19.00	81.00

Heated Area: 4125 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	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

COLUMBIA COUNTY PROPERTY		PAGE 32 of 32	2
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	0		
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						

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

814 SW STATE ROAD 247 , LAKE CITY										BLD DATE		LGL DATE	05/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W80 SFB= W20 S10 E20 N10\$ S15 CAN= E5 S5 W5 N5\$ E5 S5 W5 S10 E45 CAN= N5 E5 S5 W5\$ N5 E5 S5 E10 CAN= N5 E5 S5 W5\$ N5 E5 S5 E5 SFB= S10 E10 N10 W10\$ E10 N80\$.											

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