COMM NE COR OF SW1/4 OF NW1/4, R
SR-247, SW ALONG RD 834 FT FOR P
FT, SW 93.8 FT, SE 111.9 FT, NE

TELLUS TEN LLC
PO BOX 3630
BAY ST LOUIS, MS 39521

2027

01-4S-16-02694-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

792 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,211
TOTAL MARKET VALUE	66,211
SOH/AGL Deduction	0
ASSESSED VALUE	66,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,211
TOTAL JUST VALUE	66,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/521	9/15/2023	WD	U	V	11	100
GRANTOR: T10 OFFICE LLC						
GRANTEE: TELLUS TEN LLC						
1245/2442	11/28/2012	WD	Q	I	01	110,000
GRANTOR: RICKY G & RUTHAMAE B						
GRANTEE: T10 OFFICE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1000	C	VACANT COMME	0		CG	94.00	115.00	10,810.00	SF		1.00	1.00	1.75	3.50	6.13	66,211							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.25 Total Land Value: 66,211 Market: 0 Agricultural: 0 Common: 66,211 PRINTED 11/16/2026 BY SYS