

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

**2026**

01-4S-16-02694-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 56,752 TOTAL MARKET VALUE 56,752 SOH/AGL Deduction 0 ASSESSED VALUE 56,752 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,752 TOTAL JUST VALUE 56,752 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,752											
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
MAP NUM		1416.00 1.00/																													
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										792 SW STATE ROAD 247 , LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND 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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION																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	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	3.00	5.25	56,752														
REVIEW DATE 08/25/2023 BY ks Total Acres: 0.25 Total Land Value: 56,752 Market: 0 Agricultural: 0 Common: 56,752 PRINTED 05/08/2026 BY SYS																															