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

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					

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	
XF DATE		LAND DATE	05/12/2026 MLU
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	3,784
ASSESSED VALUE	62,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,427
TOTAL JUST VALUE	66,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,752

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

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
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 06/22/2026 BY SYS