NE1/4 & N1/2 OF SE1/4 & S1/2 OF
RR R/W & SW1/4 LYING E OF RR R/W
BLOCK 13 & EX LOTS 15 & 16 BLOCK

CAL-MAINE FOODS INC
C/O JENNIFER WILSON, 1052 HIGHLAND COLONY PKWY, S
RIDGELAND, MS 39157

2027

22-2S-16-01714-002

BUILDING CHARACTERISTICS

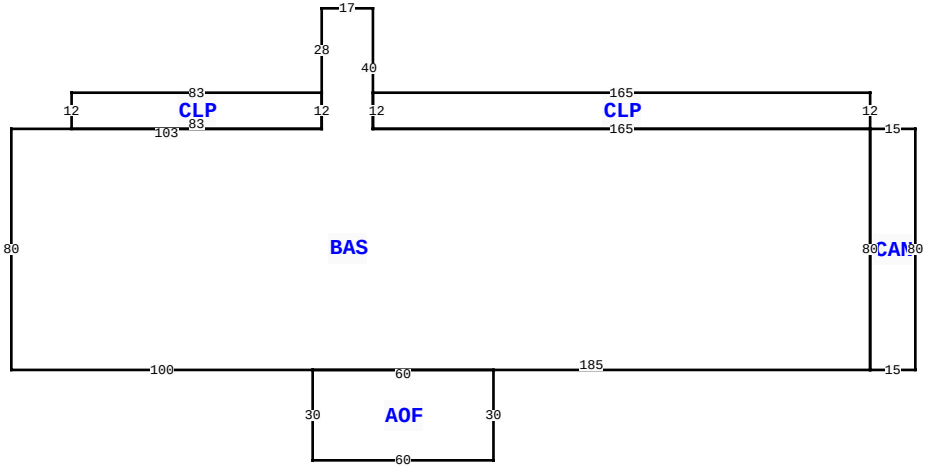
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	03	FORCED AIR 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5010	IMP AG/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,800	150		2,700	69,336
BAS	23,480	100		23,480	602,966
CAN	1,200	30		360	9,245
CLP	996	60		598	15,356
CLP	1,980	60		1,188	30,508
TOTALS	29,456			28,326	727,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	28,326	112.6320	42.80	1,212,353	1997	1997	0	0	0	40.00	60.00

1 WAREH DIST 0% - 0 Heated Area: 25280 HX Base Yr



177 NW HILLANDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/14/2022 SPF

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
1	0074	CHICKEN HS	0	0	1061	41	43,501.00	UT	10.00	10.00	100	1987	1987	3	30	130,503	
2	0074	CHICKEN HS	0	0	1061	41	43,501.00	UT	10.00	10.00	100	1987	1987	3	30	130,503	
3	0074	CHICKEN HS	0	0	1061	41	43,501.00	UT	10.00	10.00	100	1987	1987	3	30	130,503	
4	0074	CHICKEN HS	0	0	1061	41	43,501.00	UT	10.00	10.00	100	1987	1987	3	30	130,503	
5	0074	CHICKEN HS	0	0	1061	41	43,501.00	UT	10.00	10.00	100	1987	1987	3	30	130,503	
6	0074	CHICKEN HS	0	0	976	50	48,800.00	UT	10.00	10.00	100	1997	1997	3	30	146,400	
7	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
8	0074	CHICKEN HS	0	0	1056	36	38,016.00	UT	10.00	10.00	100	1987	1987	3	30	114,048	
9	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
10	0074	CHICKEN HS	0	0	996	56	55,776.00	UT	10.00	10.00	100	1987	1987	3	30	167,328	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,306,653
TOTAL MARKET OB/XF VALUE	1,365,481
TOTAL LAND VALUE - MARKET	1,302,400
TOTAL MARKET VALUE	2,784,032
SOH/AGL Deduction	0
ASSESSED VALUE	2,784,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,784,032
TOTAL JUST VALUE	3,974,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,978,758

XFOB:6:1: SEVI MH

BLDG:3:1: SEVI MH

PRMT:1:1: REPLACING BURNT CHICKEN HOUSES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055734	Electrical Servic		05/26/2026
38171	PUMP/UTPOL	50	05/29/2019
25991	SFR	562	07/05/2007
24741	M H	330	07/12/2006
22098	ADDN COMM	309	07/16/2004
20230	M H	125	12/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CLP= N12 W165 S12 E165$ BAS= W165 N40 W17 S28 CLP= W83 S12 E83 N12$ S12 W103 S80 E100 AOF= S30 E60 N30 W60$ E185 CAN= E15 N80 W15 S80$ N80$.

LAND DESCRIPTION

TOTAL OB/XF 1,105,291

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	5600	A	TIMBER 3	0		00	0.00	0.00	118.00	AC		1.00	1.00	1.00	281.00	281.00	33,158							
3	6200	A	PASTURE 3	0		00	0.00	0.00	268.00	AC		1.00	1.00	1.00	280.00	280.00	75,040							
4	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	25.00	25.00	500							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	406.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	1,299,200							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 407.00 Total Land Value: 111,898 Market: 1,299,200 Agricultural: 108,698 Common: 3,200 PRINTED 11/17/2026 BY SYS

NE1/4 & N1/2 OF SE1/4 & S1/2 OF
RR R/W & SW1/4 LYING E OF RR R/W
BLOCK 13 & EX LOTS 15 & 16 BLOCK

CAL-MAINE FOODS INC
C/O JENNIFER WILSON, 1052 HIGHLAND COLONY PKWY, S
RIDGELAND, MS 39157

2027

22-2S-16-01714-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL 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		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

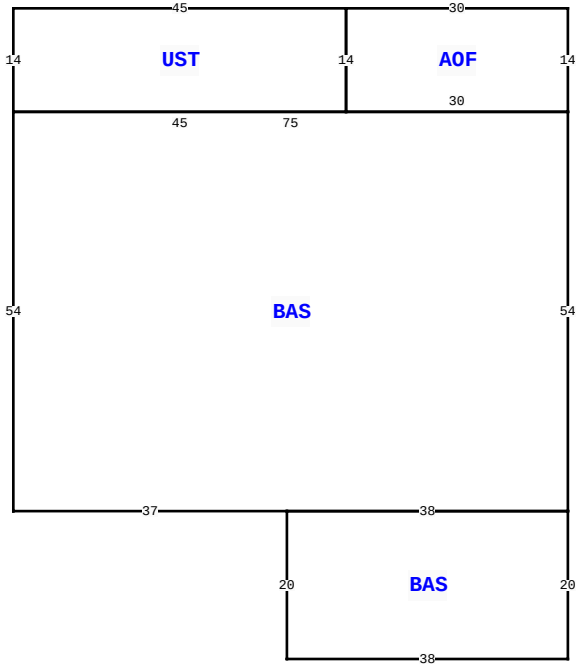
DOR CODE	5010	IMP AG/COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	420	150		630	15,832
BAS	760	100		760	19,099
BAS	4,050	100		4,050	101,777
UST	630	50		315	7,916
TOTALS	5,860			5,755	144,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	5,755	102.5814	50.26	289,246	1992	1992	0	0	0	50.00	50.00

2 SERV SHOP 0% - 0 Heated Area: 5230 HX Base Yr



177 NW HILLANDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/14/2022 SPF

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
11	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
12	0074	CHICKEN HS	0	0	1076	56	60,256.00	UT	10.00	10.00	100	1987	1987	3	30	180,768	
13	0296	SHED METAL	0	0	450	12	5,400.00	UT	2.00	2.00	100	2014	2014	3	100	10,800	
14	0260	PAVEMENT-A	0	0	0	0	27,820.00	UT	0.90	0.90	100	0	0	3	100	25,038	
15	0040	BARN,POLE	0	0	150	60	1.00	UT	0.00	0.00	100	1990	1990	3	100	9,000	
16	0040	BARN,POLE	0	0	48	85	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
17	0260	PAVEMENT-A	0	0	0	0	8,721.00	UT	0.90	0.90	100	1998	1998	3	100	7,849	
18	0166	CONC,PAVMT	0	0	100	42	4,200.00	UT	1.50	1.50	100	1992	1992	3	100	6,300	
19	0166	CONC,PAVMT	0	0	5	87	435.00	UT	1.50	1.50	100	1998	1998	3	100	653	
20	0166	CONC,PAVMT	0	0	0	0	482.00	UT	3.00	3.00	100	2007	2007	3	100	1,446	

LAND DESCRIPTION

TOTAL OB/XF 253,854

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,306,653
TOTAL MARKET OB/XF VALUE	1,365,481
TOTAL LAND VALUE - MARKET	1,302,400
TOTAL MARKET VALUE	2,784,032
SOH/AGL Deduction	0
ASSESSED VALUE	2,784,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,784,032
TOTAL JUST VALUE	3,974,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,978,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13570	COMMERCIAL	650	01/29/1998
13034	REMODEL	1,175	09/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 UST= N14 E45 AOF= E30 S14 W30 N14$ S14 W45$ S54 E37
BAS= S20 E38 N20 W38$ E38 N54$.

REVIEW DATE 04/13/2023 BY kellen Total Acres: 407.00 Total Land Value: 111,898 Market: 1,299,200 Agricultural: 108,698 Common: 3,200 PRINTED 11/17/2026 BY SYS

NE1/4 & N1/2 OF SE1/4 & S1/2 OF
RR R/W & SW1/4 LYING E OF RR R/W
BLOCK 13 & EX LOTS 15 & 16 BLOCK

CAL-MAINE FOODS INC
C/O JENNIFER WILSON, 1052 HIGHLAND COLONY PKWY, S
RIDGELAND, MS 39157

2027

22-2S-16-01714-002

BUILDING CHARACTERISTICS

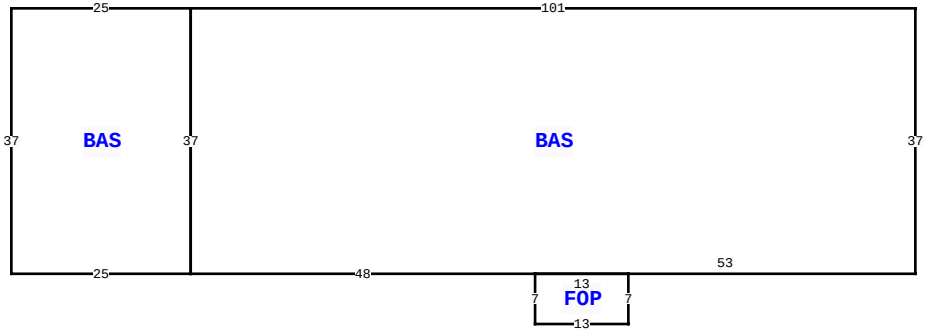
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5010	IMP AG/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	40,012
BAS	3,737	100		3,737	161,647
FOP	91	30		27	1,168
TOTALS	4,753			4,689	202,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,689	92.7792	68.66	321,947	1998	1998	0	0	0	37.00	63.00

5 OFFICE LOW 0% - 0 Heated Area: 4662 HX Base Yr



177 NW HILLANDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/14/2022 SPF

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
21	0294	SHED WOOD/	0	0	36	16	576.00	UT	11.00	11.00	100	2013	2013	3	100	6,336	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,306,653
TOTAL MARKET OB/XF VALUE	1,365,481
TOTAL LAND VALUE - MARKET	1,302,400
TOTAL MARKET VALUE	2,784,032
SOH/AGL Deduction	0
ASSESSED VALUE	2,784,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,784,032
TOTAL JUST VALUE	3,974,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,978,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W101 BAS= W25 S37 E25 N37$S37 E48 FOP= S7 E13 N7 W13$ E53 N37$.

LAND DESCRIPTION

TOTAL OB/XF 6,336

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

REVIEW DATE 04/13/2023 BY kellen Total Acres: 407.00 Total Land Value: 111,898 Market: 1,299,200 Agricultural: 108,698 Common: 3,200 PRINTED 11/17/2026 BY SYS

NE1/4 & N1/2 OF SE1/4 & S1/2 OF
RR R/W & SW1/4 LYING E OF RR R/W
BLOCK 13 & EX LOTS 15 & 16 BLOCK

CAL-MAINE FOODS INC
C/O JENNIFER WILSON, 1052 HIGHLAND COLONY PKWY, S
RIDGELAND, MS 39157

2027

22-2S-16-01714-002

BUILDING CHARACTERISTICS

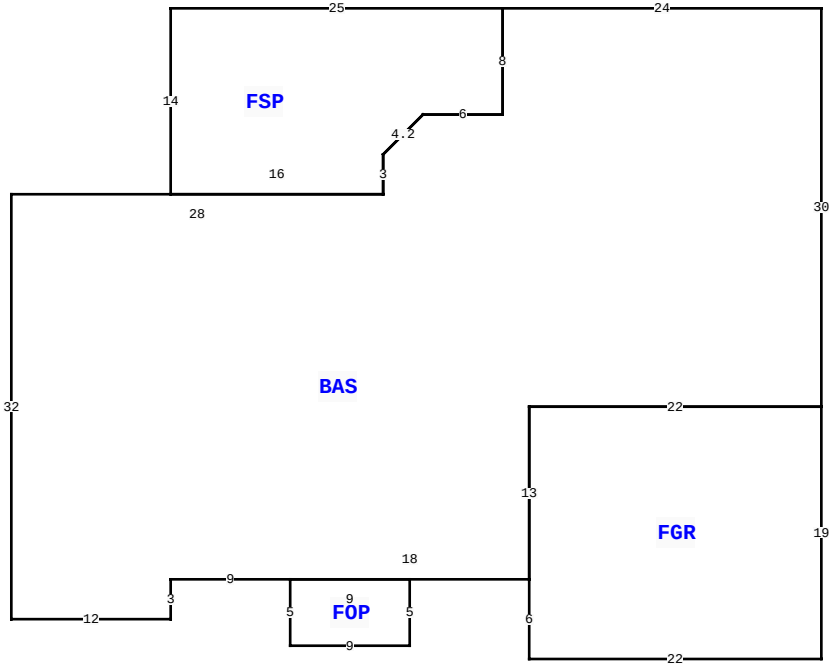
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5010	IMP AG/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100		1,905	194,607
FGR	418	55		230	23,495
FOP	45	30		14	1,430
FSP	301	40		120	12,259
TOTALS	2,669			2,269	231,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	113.2560	124.58	282,672	2007	2007	0	0	0	18.00	82.00

8 SINGLE FAM 0% - 0 Heated Area: 1905 HX Base Yr



177 NW HILLANDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/14/2022 SPF

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,306,653
TOTAL MARKET OB/XF VALUE	1,365,481
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SOH/AGL Deduction	0
ASSESSED VALUE	2,784,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,784,032
TOTAL JUST VALUE	3,974,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,978,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W25 S14 E16 N3 R3 U3 E6 N8$ S8 W6 D3 L3 S3 W 28 S32 E12 N3 E9 FOP= S5 E9 N5 W9$ E18 FGR= S6 E22 N19 W22 S13$ N13 E22 N30$.

REVIEW DATE 04/13/2023 BY kellen Total Acres: 407.00 Total Land Value: 111,898 Market: 1,299,200 Agricultural: 108,698 Common: 3,200 PRINTED 11/17/2026 BY SYS