COMM AT A PT ON S R/W US-90
1020 FT W OF NW COR OF LOT 1
BLOCK A HIGHWAY PARK S/D, RUN

BEARD TALLAHASSEE LLC
2480 EAST I-65 SERVICE ROAD N
MOBILE, AL 36617

2027

34-3S-17-06952-000

BUILDING CHARACTERISTICS

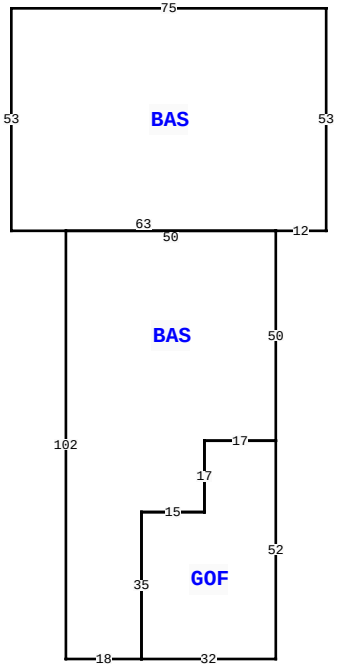
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,691	100		3,691	87,329
BAS	3,975	100		3,975	94,049
GOF	1,409	185		2,607	61,682
TOTALS	9,075			10,273	243,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	10,273	96.5653	47.32	486,118	1986	1986	0	0	0	50.00	50.00

1 VEH SALE/R 0% - 0 Heated Area: 9075 HX Base Yr



2578 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	6,000	
4	0296	SHED METAL	0	0	31	12	372.00	UT	3.50	3.50	100	1995	1995	3	100	1,302	
5	0166	CONC,PAVMT	0	0	0	0	5,775.00	UT	1.50	1.50	100	1995	1995	3	100	8,663	
6	0296	SHED METAL	0	0	12	12	144.00	UT	3.50	3.50	100	1995	1995	3	100	504	
7	0294	SHED WOOD/	0	0	18	37	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,059
TOTAL MARKET OB/XF VALUE	25,469
TOTAL LAND VALUE - MARKET	165,952
TOTAL MARKET VALUE	434,480
SOH/AGL Deduction	0
ASSESSED VALUE	434,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,480
TOTAL JUST VALUE	434,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9277	INDUSTRIAL	75,000	01/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0375	7/01/2014	WD	U	I	30	436,000
GRANTOR: RICHARD C JR & ANNE M						
GRANTEE: BEARD TALLAHASSEE L						
0992/1675	8/01/2003	WD	Q	I	03	500,000
GRANTOR: INDUSTRIAL TRACTOR CO						
GRANTEE: RICHARD C JR & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50S102 E18 GOF= E32 N52 W17 S17 W15 S35$ N35 E15 N17 E17 N50$ BAS= E12 N53 W75 S53 E63$.

LAND DESCRIPTION

TOTAL OB/XF 25,469

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	2700	C	AUTO SALES	0			0.00	0.00	135,471.00	SF		1.00	1.00	0.70	1.75	1.23	165,952							

REVIEW DATE 03/23/2026 BY JB Total Acres: 3.11 Total Land Value: 165,952 Market: 0 Agricultural: 0 Common: 165,952 PRINTED 11/16/2026 BY SYS