COMM SE COR OF SEC, RUN N
ALONG SEC LINE 964.82 FT TO N
R/W US-90 FOR POB. RUN W

WAL-MART STORES EAST #01-0767
PO BOX 8050, MS 0555
BENTONVILLE, AR 72712-8050

**2027**

**35-3S-16-02519-001**

## BUILDING CHARACTERISTICS

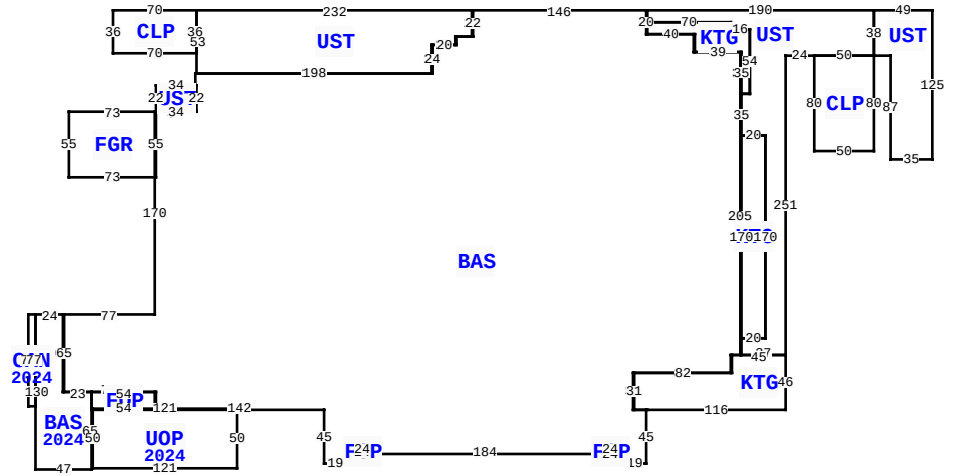
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 56 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 20 100 |
| RMS | | 36 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 35316.00 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 160,245 | 100 | | 160,245 | 4,238,400 |
| BAS | 4,615 | 100 | 2024 | 4,615 | 122,064 |
| CAN | 462 | 30 | 2024 | 139 | 3,677 |
| CLP | 2,520 | 40 | | 1,008 | 26,661 |
| CLP | 4,000 | 40 | | 1,600 | 42,319 |
| FGR | 4,015 | 60 | | 2,409 | 63,717 |
| FOP | 96 | 30 | | 29 | 767 |
| FOP | 96 | 30 | | 29 | 767 |
| FOP | 810 | 30 | | 243 | 6,427 |
| KTG | 1,699 | 125 | | 2,124 | 56,179 |
| TOTALS | 220,228 | | | 194,709 | 5,149,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3600 | 04 | 194,709 | 85.8780 | 48.09 | 9,363,556 | 1995 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 STORE DISC 0% - 0 Heated Area: 174571 HX Base Yr




** This building has 17 Sub-Areas

2767 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/13/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 34,185.00 | UT | 1.50 | 1.50 | 75 | 1995 | 1995 | 3 | 75 | 38,458 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 115,408.00 | UT | 0.90 | 0.90 | 100 | 1995 | 1995 | 3 | 100 | 103,867 | |
| 3 | 0160 | CLFENCE 10 | 0 | 0 | 0 | 0 | 122.00 | UT | 8.00 | 8.00 | 80 | 1995 | 1995 | 3 | 80 | 781 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 224.00 | UT | 2.50 | 2.50 | 80 | 1995 | 1995 | 3 | 80 | 448 | |
| 5 | 0295 | SPKLR SYS | 0 | 0 | 0 | 0 | 201,789.00 | UT | 1.00 | 1.00 | 75 | 1995 | 1995 | 3 | 75 | 151,342 | |
| 6 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 7.00 | UT | 800.00 | 800.00 | 75 | 1995 | 1995 | 3 | 75 | 4,200 | |
| 7 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 17.00 | UT | 800.00 | 800.00 | 75 | 1995 | 1995 | 3 | 75 | 10,200 | |
| 8 | 0260 | PAVEMENT-A | 0 | 0 | 400 | 900 | 337,213.00 | UT | 0.90 | 0.90 | 100 | 1995 | 1995 | 3 | 100 | 303,492 | |
| 9 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2022 | 2021 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 5,149,956 |
| TOTAL MARKET OB/XF VALUE | 613,588 |
| TOTAL LAND VALUE - MARKET | 3,333,000 |
| TOTAL MARKET VALUE | 9,096,544 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,096,544 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,096,544 |
| TOTAL JUST VALUE | 9,096,544 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,096,544 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045089 | Signs - New or Ex | 12,500 | 08/02/2022 |
| 000044640 | Remodel | 1,920,390 | 06/09/2022 |
| 000044574 | Additions | 6,617,916 | 06/01/2022 |
| 20-0135 | REMODEL | 0 | 03/09/2020 |
| 18-211 | REMODEL | 0 | 04/24/2018 |
| 18-155 | REMODEL | 0 | 03/21/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1171/0011 | 3/31/2009 | WD | U | V | 11 | 100 |
| GRANTOR: WALMART STORES INC | | | | | | |
| GRANTEE: WAL-MART STORES EAS | | | | | | |
| 1171/0011 | 3/31/2009 | WD | U | I | 11 | 100 |
| GRANTOR: WAL-MART STORES | | | | | | |
| GRANTEE: WAL-MART STORES EAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-1,0] W146 S22 W14 S7 W20 S24 W198 S10 S22 W34 S170 W77 S65 E77 S15 E142 S45 E19 N8 N4 E24 S4 E184 N4 E24 S12 E19 N45 W11 N31 E82 N15 E8 N14 N205 N35 W39 N15 W40 N20 $
UST=[ORIG=-146,0] W232 S53 E198 N24 E20 N7 E14 N22 $
UST=[ORIG=79,289] E37 N251 E24 E50 N38 W190 S10 E70 S6 E16 S54 W7 S35 E20 S170 W20 S14 $
UST=[ORIG=190,38] E14 S87 E35 N125 W49 S38 $
BAS=[YR=2024;ORIG=-489,255] W24 S130 E47 N65 W23 N65 $
KTG=[ORIG=0,335] E116 N46 W45 S15 W82 S31 E11 $
FGR=[ORIG=-412,85] W73 S55 E73 N55 $
CLP=[ORIG=140,38] S80 E50 N80 W50 $
KTG=[ORIG=79,275] E20 N170 W20 S170 $

## LAND DESCRIPTION

TOTAL OB/XF 613,588

| 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 | 1100 | C | STORE 1FLR | 0 | | CG | 0.00 | 0.00 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 2,250,000 | | | | | | | |
| 2 | 2800 | C | PARKNG LOT | 0 | | CG | 0.00 | 0.00 | 7.22 | AC | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 1,083,000 | | | | | | | |

REVIEW DATE 03/09/2026 BY ME Total Acres: 22.22 Total Land Value: 3,333,000 Market: 0 Agricultural: 0 Common: 3,333,000 PRINTED 11/16/2026 BY SYS