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

2026

35-3S-16-02519-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

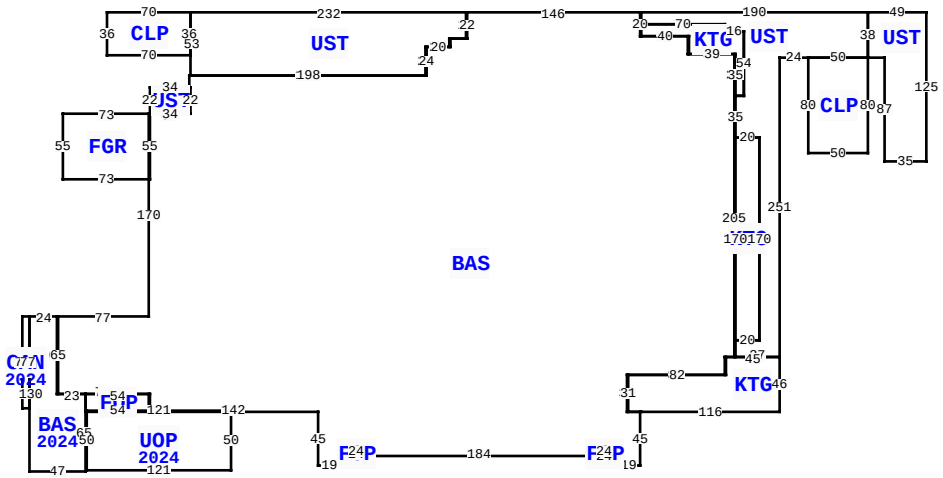
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		56 100
Frame	03	MASONRY 100
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	4,541,584
BAS	4,615	100	2024	4,615	130,796
CAN	462	30	2024	139	3,940
CLP	2,520	40		1,008	28,568
CLP	4,000	40		1,600	45,346
FGR	4,015	60		2,409	68,275
FOP	96	30		29	822
FOP	96	30		29	822
FOP	810	30		243	6,887
KTG	1,699	125		2,124	60,198
TOTALS	220,228			194,709	5,518,345

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	51.53	10,033,355	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	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,518,345
TOTAL MARKET OB/XF VALUE	613,588
TOTAL LAND VALUE - MARKET	2,666,400
TOTAL MARKET VALUE	8,798,333
SOH/AGL Deduction	0
ASSESSED VALUE	8,798,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,798,333
TOTAL JUST VALUE	8,798,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,613,729

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 $

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	

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	120,000.00	120,000.00	1,800,000							
2	2800	C	PARKNG LOT	0		CG	0.00	0.00	7.22	AC		1.00	1.00	1.00	120,000.00	120,000.00	866,400							

REVIEW DATE 03/09/2026 BY ME Total Acres: 22.22 Total Land Value: 2,666,400 Market: 0 Agricultural: 0 Common: 2,666,400 PRINTED 05/05/2026 BY SYS