

COLUMBIA COUNTY Property Appraiser

Parcel 22-2S-16-01714-002

Owners

CAL-MAINE FOODS INC
C/O JENNIFER WILSON
1052 HIGHLAND COLONY PKWY, STE 200
RIDGELAND, MS 39157

Parcel Summary

Location	177 NW HILLANDALE GLN
Use Code	5010: IMP AG/COMMERCIAL
Tax District	3: COUNTY
Acreage	407.000
Township	2S
Range	16
Subdivision	DIST 3

Additional Site Addresses

198 NW HILLANDALE GLN
247 NW HILLANDALE GLN
343 NW HILLANDALE GLN
439 NW HILLANDALE GLN
707 NW HILLANDALE GLN

Legal Description

NE1/4 & N1/2 OF SE1/4 & S1/2 OF NW1/4 LYING E OF RR R/W & SW1/4 LYING E OF RR R/W, EX LOT 13 BLOCK 13 & EX LOTS 15 & 16 BLOCK 15 TOWN OF SUWANNEE VALLEY.

501-782, 560-688, 716-732, 730-901, 1060-2018

Working Values



	2026
Total Building	\$1,310,877
Total Extra Features	\$1,365,481
Total Market Land	\$1,302,400
Total Ag Land	\$108,698
Total Market	\$3,978,758
Total Assessed	\$2,788,256
Total Exempt	\$0
Total Taxable	\$2,788,256
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$1,336,399	\$1,307,975	\$1,292,634	\$1,227,607	\$1,147,598	\$1,166,741
Total Extra Features	\$1,365,481	\$1,365,481	\$1,365,481	\$1,348,481	\$1,333,481	\$1,333,481
Total Market Land	\$1,302,400	\$1,221,000	\$1,221,000	\$1,019,897	\$1,034,897	\$1,034,845
Total Ag Land	\$108,698	\$107,594	\$107,594	\$108,066	\$103,026	\$94,856
Total Market	\$4,004,280	\$3,894,456	\$3,879,115	\$3,595,985	\$3,515,976	\$3,535,067
Total Assessed	\$2,813,778	\$2,784,050	\$2,768,709	\$2,694,154	\$2,609,105	\$2,620,027
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$2,813,778	\$2,784,050	\$2,768,709	\$2,694,154	\$2,609,105	\$2,620,027
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

Building # 1, Section # 1, 661666, WAREHOUSE

Type	Style	Heated Sq Ft	Repl Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
8200	06	25280	\$1,212,353	1997	1997	29,456	0.00%	40.00%	60.00%	\$727,412

Structural Elements

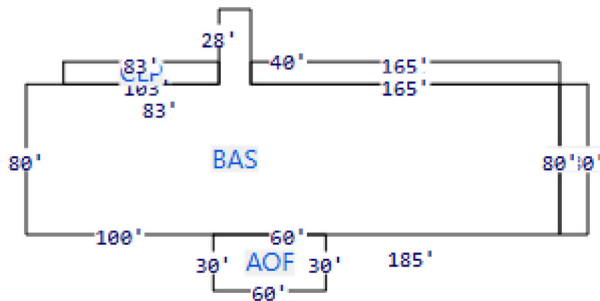
Type	Description	Code	Details
EW	Exterior Wall	25	MOD METAL
RS	Roof Structure	10	STEEL FRME
RC	Roof Cover	12	MODULAR MT

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
AOF	1,800	150%	2,700
BAS	23,480	100%	23,480
CAN	1,200	30%	360

Type	Description	Code	Details
IW	Interior Wall	01	MINIMUM
IF	Interior Flooring	04	C ABOVE GD
CE	Ceiling	03	PART.FIN.
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	03	FORCED AIR
PL	Plumbing	9.00	
FR	Frame	05	STEEL
SH	Story Height	16.00	
RMS	RMS	10.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03

Type	Gross Area	Percent of Base	Adjusted Area
<u>CLP</u>	996	60%	598
<u>CLP</u>	1,980	60%	1,188



Building # 2, Section # 1, 142094, WAREHOUSE

Type	Style	Heated Sq Ft	Repl Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>6700</u>	<u>06</u>	5230	\$289,246	1992	1992	5,860	0.00%	50.00%	50.00%	\$144,623

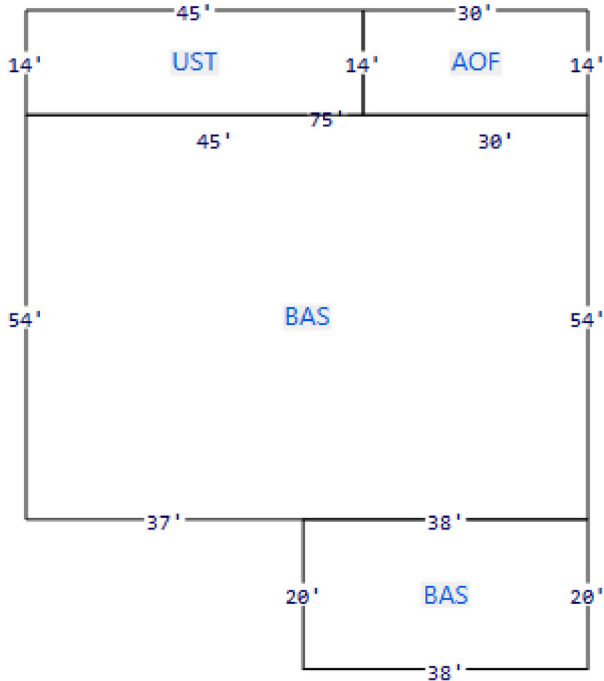
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	25	MOD METAL
RS	Roof Structure	10	STEEL FRME
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	01	MINIMUM
IF	Interior Flooring	03	CONC FINSH
CE	Ceiling	03	PART.FIN.
AC	Air Conditioning	01	NONE
HT	Heating Type	01	NONE
PL	Plumbing	2.00	
FR	Frame	05	STEEL
SH	Story Height	20.00	

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>AOF</u>	420	150%	630
<u>BAS</u>	760	100%	760
<u>BAS</u>	4,050	100%	4,050
<u>UST</u>	630	50%	315

Type	Description	Code	Details
RMS	RMS	1.00	
STR	Stories	0	0
COND	Condition Adjustment	03	03



Building # 5, Section # 1, 187373, COMMERCIAL BLDGS

Type	Style	Heated Sq Ft	Repl Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>4900</u>	<u>04</u>	4662	\$321,947	1998	1998	4,753	0.00%	37.00%	63.00%	\$202,827

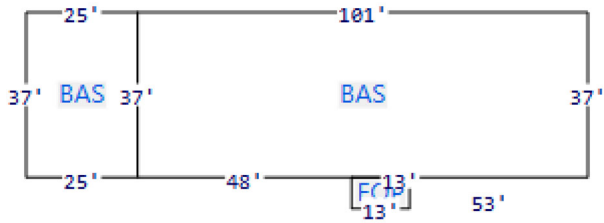
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	04	WOOD TRUSS
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	07	CORK/VTILE
IF	Interior Flooring	14	CARPET
CE	Ceiling	02	F.NOT SUS
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	09	ENG F AIR
FIX	Fixtures	6.00	
FR	Frame	02	WOOD FRAME
SH	Story Height	8.00	

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	925	100%	925
<u>BAS</u>	3,737	100%	3,737
<u>FOP</u>	91	30%	27

Type	Description	Code	Details
RMS	RMS	15.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03



Building # 8, Section # 1, 143085, SFR

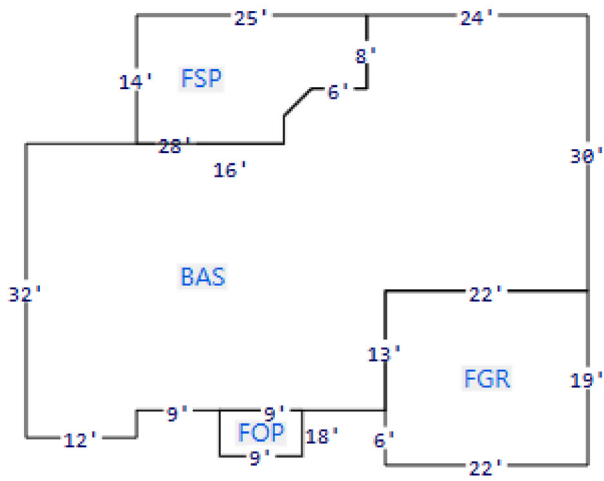
Type	Style	Heated Sq Ft	Repl Cost New	YrBlit	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1905	\$287,823	2007	2007	2,669	0.00%	18.00%	82.00%	\$236,015

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	12	HARDWOOD
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectural Type	05	CONV

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,905	100%	1,905
FGR	418	55%	230
FOP	45	30%	14
FSP	301	40%	120



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0074	CHICKEN HSE CONC FL	1061	41	43501.00	\$10.00	1987	30%	\$130,503
0074	CHICKEN HSE CONC FL	1061	41	43501.00	\$10.00	1987	30%	\$130,503
0074	CHICKEN HSE CONC FL	1061	41	43501.00	\$10.00	1987	30%	\$130,503
0074	CHICKEN HSE CONC FL	1061	41	43501.00	\$10.00	1987	30%	\$130,503
0074	CHICKEN HSE CONC FL	1061	41	43501.00	\$10.00	1987	30%	\$130,503
0074	CHICKEN HSE CONC FL	976	50	48800.00	\$10.00	1997	30%	\$146,400
9945	Well/Sept			3.00	\$7,000.00		100%	\$21,000
0074	CHICKEN HSE CONC FL	1056	36	38016.00	\$10.00	1987	30%	\$114,048
9946	Well			1.00	\$4,000.00		100%	\$4,000
0074	CHICKEN HSE CONC FL	996	56	55776.00	\$10.00	1987	30%	\$167,328
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0074	CHICKEN HSE CONC FL	1076	56	60256.00	\$10.00	1987	30%	\$180,768
0296	SHED METAL	450	12	5400.00	\$2.00	2014	100%	\$10,800
0260	PAVEMENT-ASPHALT			27820.00	\$0.90	0	100%	\$25,038
0040	BARN,POLE	150	60	1.00	\$0.00	1990	100%	\$9,000
0040	BARN,POLE	48	85	1.00	\$0.00	1993	100%	\$5,000
0260	PAVEMENT-ASPHALT			8721.00	\$0.90	1998	100%	\$7,849
0166	CONC,PAVMT	100	42	4200.00	\$1.50	1992	100%	\$6,300
0166	CONC,PAVMT	5	87	435.00	\$1.50	1998	100%	\$653
0166	CONC,PAVMT			482.00	\$3.00	2007	100%	\$1,446
0294	SHED WOOD/VINYL	36	16	576.00	\$11.00	2013	100%	\$6,336

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0102	SFR/MH	00	.00	.00	1.00	\$3,200.00/AC	1.00	1.00	\$3,200
5600	TIMBER 3	00	.00	.00	118.00	\$281.00/AC	118.00	1.00	\$33,158

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
6200	PASTURE 3	00	.00	.00	268.00	\$280.00/AC	268.00	1.00	\$75,040
5997	RIVERS/BAYS/SWAMPS	00	.00	.00	20.00	\$25.00/AC	20.00	1.00	\$500
9910	MKT.VAL.AG	00	.00	.00	406.00	\$3,200.00/AC	406.00	1.00	\$1,299,200

Personal Property

Account	Secured/ Unsecured	Owner	Description
01911-201	Unsecured	CAL-MAINE FOODS INC	B - BUSINESS

Permits

Date	Permit	Type	Status	Description
Jun 4, 2019	38171	PUMP/UTPOL	COMPLETED	PUMP/UTPOL
Sep 6, 2007	25991	SFR	COMPLETED	SFR
Aug 4, 2006	24741	M H	COMPLETED	M H
	22098	ADDN COMM	COMPLETED	ADDN COMM
	20230	M H	COMPLETED	M H
	13570	COMMERCIAL	COMPLETED	COMMERCIAL
	13034	REMODEL	COMPLETED	REMODEL

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 26, 2026.

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