

COMM INTERS OF S LINE OF NE1/4 0
R/W US-441 FOR POB, RUN N ALONG
E 596.03 FT, S 357.70 FT, W 597.

ELLISVILLE MINI-STORAGE INC
134 SW DISCOVERY PL
LAKE CITY, FL 32025

2026

03-6S-17-09587-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE 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		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		6 100

Quality	05 05
DOR CODE	4810
MINI STORAGE	
MAP NUM	
MKT AREA	02
NEIGHBORHOOD/LOC	3617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	500	150		750	16,661
BAS	1,200	100		1,200	26,657
CAN	200	30		60	1,333

TOTALS	1,900			2,010	44,650
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	35,848.00	UT	1.60	1.60	
2	0140	CLFENCE 6	0	0	0	0	1,280.00	UT	7.50	7.50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0161	3-STRAND B	0	0	0	0	1,280.00	UT	1.25	1.25	
5	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	4810	C	MINI STORAGE	0		A-1	0.00	0.00	5.02	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8300	06	2,010	90.3000	27.09	54,451	2008	2008	0	0	0 18.00	82.00
1 WAREH MINI 0% - 2022 Heated Area: 1700 HX Base Yr											
BAS AOF CAN											

14373 S US HIGHWAY 441 , LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
63,453											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 5		3							
VALUATION SUMMARY													
VALUATION BY				STANDARD									
Tax Group: 3				Tax Dist:									
BUILDING MARKET VALUE				516,033									
TOTAL MARKET OB/XF VALUE				63,453									
TOTAL LAND VALUE - MARKET				207,075									
TOTAL MARKET VALUE				786,561									
SOH/AGL Deduction				0									
ASSESSED VALUE				786,561									
TOTAL EXEMPTION VALUE				0									
BASE TAXABLE VALUE				786,561									
TOTAL JUST VALUE				786,561									
NCON VALUE				0									
INCOME VALUE													
PREVIOUS YEAR MKT VALUE				799,147									
BLDG:1:2: 6 UNITS 10 X 20													
BLDG:1:1: OFFICE													
BLDG:4:2: 48 UNITS 5 X 10													
BLDG:4:1: 14 UNITS 10 X 10													
PERMIT NUM		DESCRIPTION		AMT		ISSUED							
26411		COMMERCIAL		942		11/13/2007							
26210		COMMERCIAL		425		09/07/2007							
SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q / U / I / V / R CD		RSN CD		SALE PRICE			
1432/638		3/08/2021		WD		U		I		37		100,000	
GRANTOR:HETSLER MEDIATION & V													
GRANTEE:ELLISVILLE MINI-STO													
1403/1350		12/16/2019		WD		U		I		11		100	
GRANTOR:HK STORAGE LLC													
GRANTEE:HETSLER MEDIATION &													

BUILDING NOTES							
BUILDING DIMENSIONS							
AOF= W25 BAS= W60 S20 E60 N20\$ S20 CAN= S8 E25 N8 W25\$ E25 N20\$.							

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