

MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC  
442 SW SAINT MARGARET ST  
LAKE CITY, FL 32025

**05-4S-17-07675-003**



| BUILDING CHARACTERISTICS |                  |             |                  |              |                                      |       |            |          |                         | MARKET ADJUSTMENTS |                    |             |                |         |                 |       |                       |      |                       | COLUMBIA COUNTY PROPERTY |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|--------------------------|------------------|-------------|------------------|--------------|--------------------------------------|-------|------------|----------|-------------------------|--------------------|--------------------|-------------|----------------|---------|-----------------|-------|-----------------------|------|-----------------------|--------------------------|--------------------|---|--------------------------|-------|------------------|-------|---------------------------|--------------|------------|------------|---|--|--|--|-----|--|--|--|--|
| CONSTRUCTION             |                  |             |                  |              |                                      |       |            |          |                         | VALUATION SUMMARY  |                    |             |                |         |                 |       |                       |      |                       | PAGE 1 of 1              |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Exterior Wall            |                  | 25          | MOD METAL 100    |              | 8700                                 |       | 06         | 21,443   |                         | 99.4080            |                    | 37.78       |                | 810,117 |                 | 2000  |                       | 2000 |                       | 0                        |                    | 0 |                          | 33.00 |                  | 67.00 |                           | VALUATION BY |            | STANDARD   |   |  |  |  |     |  |  |  |  |
| Roof Structure           |                  | 10          | STEEL FRME 100   |              | 2                                    |       | PREF M B A |          | 0% - 0                  |                    | Heated Area: 20617 |             | HX Base Yr     |         | Tax Group: 1    |       | Tax Dist:             |      | BUILDING MARKET VALUE |                          | 542,778            |   | TOTAL MARKET OB/XF VALUE |       | 12,402           |       | TOTAL LAND VALUE - MARKET |              | 35,055     |            |   |  |  |  |     |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100   |              | TOTAL MARKET VALUE                   |       | 590,235    |          | SOH/AGL Deduction       |                    | 0                  |             | ASSESSED VALUE |         | 590,235         |       | TOTAL EXEMPTION VALUE |      | 0                     |                          | BASE TAXABLE VALUE |   | 590,235                  |       | TOTAL JUST VALUE |       | 590,235                   |              | NCON VALUE |            | 0 |  |  |  |     |  |  |  |  |
| Interior Wall            |                  | 01          | MINIMUM 100      |              | INCOME VALUE                         |       | 606,438    |          | PREVIOUS YEAR MKT VALUE |                    | 606,438            |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Interior Floo            |                  | 03          | CONC FINSH 100   |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Heating Type             |                  | 01          | NONE 100         |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Plumbing                 |                  | 04          | 100              |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Frame                    |                  | 05          | STEEL 100        |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Story Height             |                  | 18          | 100              |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| RMS                      |                  | 6           | 100              |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Stories                  |                  | 0           | 0 100            |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Units                    |                  | 0           | 0 100            |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Condition Adj            |                  | 03          | 03 100           |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| Quality                  |                  | 05          | 05               |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| DOR CODE                 |                  | 4800        | WAREHOUSE/DISTRB |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |              | 06                                   |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 5417.00     | 1.00/            |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE                 |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| AOF                      | 825              | 150         |                  | 1,238        | 31,337                               |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| AOF                      | 825              | 150         |                  | 1,238        | 31,337                               |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| BAS                      | 3,168            | 100         |                  | 3,168        | 80,190                               |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| BAS                      | 3,545            | 100         |                  | 3,545        | 89,733                               |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| BAS                      | 12,254           | 100         |                  | 12,254       | 310,181                              |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| TOTALS                   |                  | 20,617      |                  | 21,443       | 542,778                              |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |              | 442 SW SAINT MARGARETS ST, LAKE CITY |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       | BLD DATE                 |                    |   |                          |       | LGL DATE         |       |                           |              |            | 04/27/2022 |   |  |  |  | MLU |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       | XF DATE                  |                    |   |                          |       | LAND DATE        |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       | INC DATE                 |                    |   |                          |       | AG DATE          |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| L N                      | 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     |            | 3,492.00 | UT 2.00                 | 2                  |                    |             | 0              | 0       | 3               | 100   | 6,984                 |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| 2                        | 0260             | PAVEMENT -A | 0                | 0            | 0                                    | 0     |            | 3,072.00 | UT 1.20                 | 1                  |                    |             | 0              | 0       | 3               | 100   | 3,686                 |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
| 3                        | 0140             | CLFENCE 6   | 0                | 0            | 0                                    | 0     |            | 1.00     | UT 0.00                 | 0                  |                    |             | 0              | 0       | 3               | 100   | 1,732                 |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |
|                          |                  |             |                  |              |                                      |       |            |          |                         |                    |                    |             |                |         |                 |       |                       |      |                       |                          |                    |   |                          |       |                  |       |                           |              |            |            |   |  |  |  |     |  |  |  |  |