COMM AT SW COR OF NW1/4, RUN E
69.25 FT TO E R/W LINE CR-245
RUN N ALONG R/W 606.97 FT, E

COLWELL CARL/COLWELL BARBARA J
5269 WATERWOOD DR
BARTOW, FL 33830

2026

11-4S-17-08316-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		17 100
Condition Adj	03	03 100
Quality	05	05

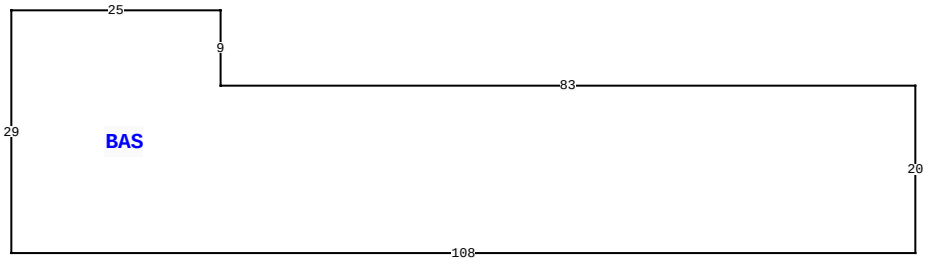
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,385	100		2,385	40,268
TOTALS	2,385			2,385	40,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,385	84.0000	25.20	60,102	1985	2000	0	0	0	33.00	67.00

1 WAREH MINI 0% - 0 Heated Area: 2385 HX Base Yr



173 SE NIGHTSCAPE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,900
TOTAL MARKET VALUE	65,168
SOH/AGL Deduction	0
ASSESSED VALUE	65,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,168
TOTAL JUST VALUE	65,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/2584	5/25/2006	WD	Q	I	03	145,000

GRANTOR: ROBERT B & IRMGARD E

GRANTEE: CARL & BARBARA J CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W83 N9 W25 S29 E108 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4810	C	MINI STORAGE	0			0.00	0.00	1.66	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,900							

REVIEW DATE 04/12/2017 BY DF Total Acres: 1.66 Total Land Value: 24,900 Market: 0 Agricultural: 0 Common: 24,900 PRINTED 11/19/2025 BY SYS