COMM SE COR, RUN N 532.03 FT, RU
1009.60 FT FOR POB, CONT N 31 DG
N 58 DG E 200 FT MOL TO W R/W US

S & L STORAGE LLC/PAYTON PROPERTIES FL LLC
W 5904 FRONTAGC ROAD
MENASHA, WI 54952

2026

13-3S-16-02110-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		45 100
Condition Adj	03	03 100
Quality	05	05

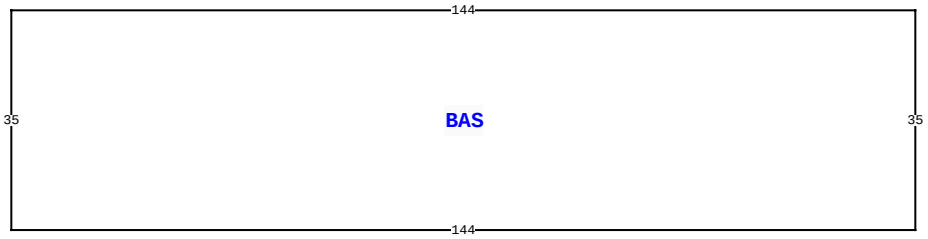
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,040	100		5,040	83,711
TOTALS	5,040			5,040	83,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	5,040	82.6200	24.79	124,942	1989	2000	0	0	0	33.00	67.00

1 WAREH MINI 0% - 2022 Heated Area: 5040 HX Base Yr



3010 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,422
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	20,466
TOTAL MARKET VALUE	192,688
SOH/AGL Deduction	0
ASSESSED VALUE	192,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,688
TOTAL JUST VALUE	192,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044239	Roof Replacement	19,000	04/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1451/2040	10/07/2021	WD	Q	I	05	127,000
GRANTOR: HETSLER MEDIATION & V						
GRANTEE: S & L STORAGE LLC						
1403/1291	12/16/2019	WD	U	I	11	100
GRANTOR: HMV HOLDINGS LLC						
GRANTEE: HETSLER MEDIATION &						

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	0140	CLFENCE 6	0	0	0	0	500.00	UT	9.60	9.60	100	1996	1996	3	100	4,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W144 S35 E144 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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		I	0.00	0.00	0.76	AC		1.00	1.00	1.50	18,000.00	27,000.00	20,466							

REVIEW DATE 05/10/2023 BY JB Total Acres: 0.76 Total Land Value: 20,466 Market: 0 Agricultural: 0 Common: 20,466 PRINTED 11/18/2025 BY SYS

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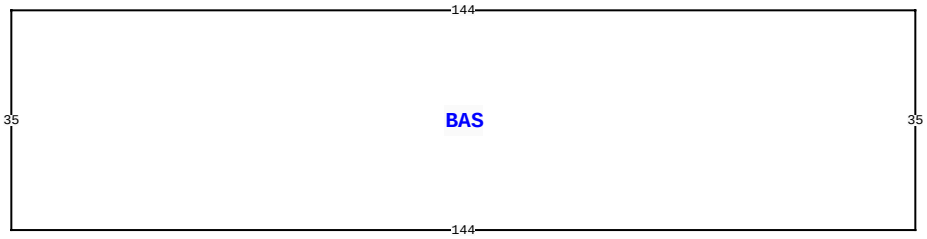

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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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

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