COMM SE COR OF SEC, RUN W 1461.5
SR-47, BEING ON A CURVE, RUN N'R
261.34 FT, RUN N 568.55 FT TO IN

LIMITED ACCESS PROPERTIES INC
498 SW MANATEE TER
FORT WHITE, FL 32038

2026

28-6S-16-03967-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

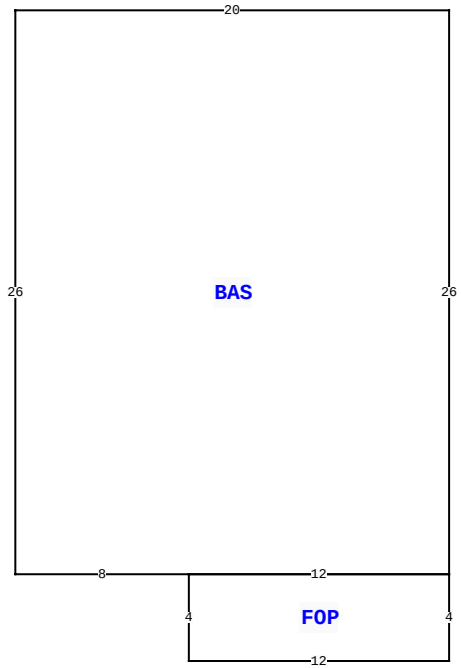
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	31,247
FOP	48	30		14	842
TOTALS	568			534	32,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	534	105.4620	78.04	41,673	1950	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 2025 Heated Area: 520 HX Base Yr



17762 SW STATE ROAD 47 , FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,155
TOTAL MARKET OB/XF VALUE	14,799
TOTAL LAND VALUE - MARKET	130,680
TOTAL MARKET VALUE	305,634
SOH/AGL Deduction	0
ASSESSED VALUE	305,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,634
TOTAL JUST VALUE	305,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049730	Roof Replacement	900	05/06/2024
000049385	Electrical Servic	0	03/07/2024
16018	COMMERCIAL	145	09/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2449	3/07/2024	WD	Q	I	03	400,000
GRANTOR: DEESE MARTHAN						
GRANTEE: LIMITED ACCESS PROP						
1509/2446	3/07/2024	QC	U	I	11	100
GRANTOR: SOUTHLAND TIMBER CO I						
GRANTEE: DEESE MARTHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 E8 FOP= S4 E12 N4 W12$ E12 N26$.

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	0260	PAVEMENT-A	0	0	21	101	2,121.00	UT	1.85	1.85	100	2006	2006	3	100	3,924	
2	0140	CLFENCE 6	0	0	0	0	1,450.00	UT	7.50	7.50	100	2025	2024		100	10,875	

LAND DESCRIPTION

TOTAL OB/XF 14,799

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		A-1	0.00	0.00	130,680.00	SF		1.00	1.00	1.00	1.00	1.00	130,680							

REVIEW DATE 01/15/2025 BY TP Total Acres: 3.00 Total Land Value: 130,680 Market: 0 Agricultural: 0 Common: 130,680 PRINTED 11/07/2025 BY SYS

COMM SE COR OF SEC, RUN W 1461.5
SR-47, BEING ON A CURVE, RUN N'R
261.34 FT, RUN N 568.55 FT TO IN

LIMITED ACCESS PROPERTIES INC
498 SW MANATEE TER
FORT WHITE, FL 32038

2026

28-6S-16-03967-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL 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		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

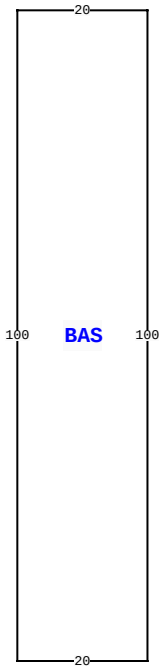
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	42,689
TOTALS	2,000			2,000	42,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	92.4000	27.72	55,440	1998	2005	0	0	0	23.00	77.00

2 WAREH MINI 0% - 2025 Heated Area: 2000 HX Base Yr



17762 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,155
TOTAL MARKET OB/XF VALUE	14,799
TOTAL LAND VALUE - MARKET	130,680
TOTAL MARKET VALUE	305,634
SOH/AGL Deduction	0
ASSESSED VALUE	305,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,634
TOTAL JUST VALUE	305,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2449	3/07/2024	WD	Q	I	03	400,000
GRANTOR: DEESE MARTHAN						
GRANTEE: LIMITED ACCESS PROP						
1509/2446	3/07/2024	QC	U	I	11	100
GRANTOR: SOUTHLAND TIMBER CO I						
GRANTEE: DEESE MARTHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S100 E20 N100$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/15/2025 BY TP Total Acres: 3.00 Total Land Value: 130,680 Market: 0 Agricultural: 0 Common: 130,680 PRINTED 11/07/2025 BY SYS

COMM SE COR OF SEC, RUN W 1461.5
SR-47, BEING ON A CURVE, RUN N'R
261.34 FT, RUN N 568.55 FT TO IN

LIMITED ACCESS PROPERTIES INC
498 SW MANATEE TER
FORT WHITE, FL 32038

2026

28-6S-16-03967-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL 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		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

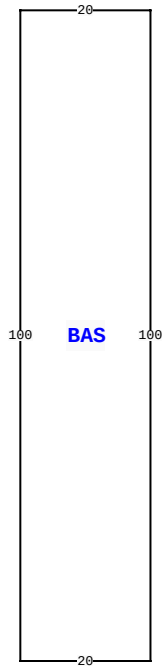
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	42,689
TOTALS	2,000			2,000	42,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	92.4000	27.72	55,440	1998	2005	0	0	0	23.00	77.00

3 WAREH MINI 0% - 2025 Heated Area: 2000 HX Base Yr



17762 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,155
TOTAL MARKET OB/XF VALUE	14,799
TOTAL LAND VALUE - MARKET	130,680
TOTAL MARKET VALUE	305,634
SOH/AGL Deduction	0
ASSESSED VALUE	305,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,634
TOTAL JUST VALUE	305,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2449	3/07/2024	WD	Q	I	03	400,000
GRANTOR: DEESE MARTHAN						
GRANTEE: LIMITED ACCESS PROP						
1509/2446	3/07/2024	QC	U	I	11	100
GRANTOR: SOUTHLAND TIMBER CO I						
GRANTEE: DEESE MARTHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S100 E20 N100$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/15/2025 BY TP Total Acres: 3.00 Total Land Value: 130,680 Market: 0 Agricultural: 0 Common: 130,680 PRINTED 11/07/2025 BY SYS

COMM SE COR OF SEC, RUN W 1461.5
SR-47, BEING ON A CURVE, RUN N'R
261.34 FT, RUN N 568.55 FT TO IN

LIMITED ACCESS PROPERTIES INC
498 SW MANATEE TER
FORT WHITE, FL 32038

2026

28-6S-16-03967-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL 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		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

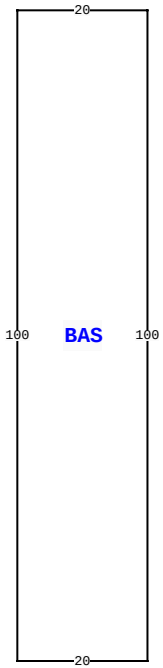
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	42,689
TOTALS	2,000			2,000	42,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	92.4000	27.72	55,440	1999	2005	0	0	0	23.00	77.00

4 WAREH MINI 0% - 2025 Heated Area: 2000 HX Base Yr



17762 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,155
TOTAL MARKET OB/XF VALUE	14,799
TOTAL LAND VALUE - MARKET	130,680
TOTAL MARKET VALUE	305,634
SOH/AGL Deduction	0
ASSESSED VALUE	305,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,634
TOTAL JUST VALUE	305,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2449	3/07/2024	WD	Q	I	03	400,000
GRANTOR: DEESE MARTHAN						
GRANTEE: LIMITED ACCESS PROP						
1509/2446	3/07/2024	QC	U	I	11	100
GRANTOR: SOUTHLAND TIMBER CO I						
GRANTEE: DEESE MARTHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S100 E20 N100$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/15/2025 BY TP Total Acres: 3.00 Total Land Value: 130,680 Market: 0 Agricultural: 0 Common: 130,680 PRINTED 11/07/2025 BY SYS