LOTS 11 & 12 FLORIDA GATEWAY
CENTER NORTH S/D & .57 AC FOR
VACATED RD DESC IN ORB 1270-

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

2026

34-3S-16-02463-111

BUILDING CHARACTERISTICS

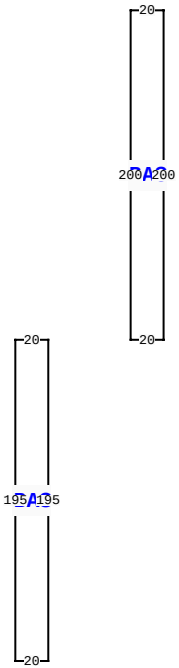
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		95 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,900	100		3,900	48,017
BAS	4,000	100		4,000	49,248
TOTALS	7,900			7,900	97,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,900	68.4000	20.52	162,108	1997	1997	0	0	0	40.00	60.00

1 WAREH MINI 0% - 0 Heated Area: 7900 HX Base Yr



335 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	785,970
TOTAL MARKET OB/XF VALUE	17,265
TOTAL LAND VALUE - MARKET	115,150
TOTAL MARKET VALUE	918,385
SOH/AGL Deduction	0
ASSESSED VALUE	918,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,385
TOTAL JUST VALUE	918,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,970

PRMT:4:1: NEW MINI WAREHOUSE
PRMT:3:1: MINI WAREHOUSES
SALE:1:1: LOTS 11 & 12
PRMT:1:1: MINI WAREHOUSES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0276	MAINT/ALTR	0	05/18/2015
3121	COMMERCIAL	1,407	02/10/2005
2778	COMMERCIAL	900	09/25/2003
1930	COMMERCIAL	786	10/13/2000
827	STORAGE	509	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/1958	3/04/2014	QC	U	I	11	100
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: MINI-STORAGE & RECO						
1270/1954	3/04/2014	WD	Q	I	01	1,390,000
GRANTOR: DDP CORPORATION						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S195 E20 N195$ PTR= E50 BAS= E20 N200 W20 S200$ W50$.

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	0	0	18,216.00	UT	0.90	0.90	50	1997	1997	3	50	8,197	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,724	
3	0140	CLFENCE 6	0	0	0	0	300.00	UT	6.50	6.50	100	2004	2004	3	100	1,950	
4	0260	PAVEMENT-A	0	0	0	0	6,170.00	UT	1.10	1.10	50	2004	2004	3	50	3,394	

LAND DESCRIPTION

TOTAL OB/XF 17,265

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		00	0.00	0.00	3.29	AC		1.00	1.00	0.70	50,000.00	35,000.00	115,150							

REVIEW DATE 05/31/2023 BY KS Total Acres: 3.29 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/17/2025 BY SYS

LOTS 11 & 12 FLORIDA GATEWAY
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442 SW ST MARGARET ST
LAKE CITY, FL 32025

2026

34-3S-16-02463-111

COLUMBIA COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		26 100
Condition Adj	03	03 100
Quality	04	04

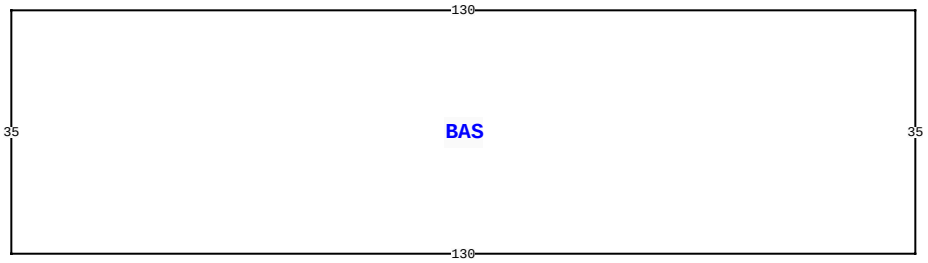
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,550	100		4,550	89,504
TOTALS	4,550			4,550	89,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,550	97.8500	29.36	133,588	2000	2000	0	0	0	33.00	67.00

2 WAREH MINI 0% - 0 Heated Area: 4550 HX Base Yr



335 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	785,970
TOTAL MARKET OB/XF VALUE	17,265
TOTAL LAND VALUE - MARKET	115,150
TOTAL MARKET VALUE	918,385
SOH/AGL Deduction	0
ASSESSED VALUE	918,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,385
TOTAL JUST VALUE	918,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/1958	3/04/2014	QC	U	I	11	100
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: MINI-STORAGE & RECO						
1270/1954	3/04/2014	WD	Q	I	01	1,390,000
GRANTOR: DDP CORPORATION						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S35 E130 N35$.

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 05/31/2023 BY KS Total Acres: 3.29 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/17/2025 BY SYS

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442 SW ST MARGARET ST
LAKE CITY, FL 32025

2026

34-3S-16-02463-111

COLUMBIA COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		26 100
Condition Adj	03	03 100
Quality	04	04

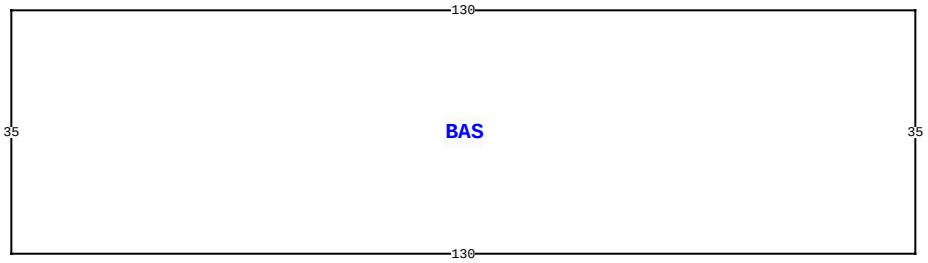
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,550	100		4,550	89,504
TOTALS	4,550			4,550	89,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,550	97.8500	29.36	133,588	2000	2000	0	0	0	33.00	67.00

3 WAREH MINI 0% - 0 Heated Area: 4550 HX Base Yr



335 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	785,970
TOTAL MARKET OB/XF VALUE	17,265
TOTAL LAND VALUE - MARKET	115,150
TOTAL MARKET VALUE	918,385
SOH/AGL Deduction	0
ASSESSED VALUE	918,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,385
TOTAL JUST VALUE	918,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/1958	3/04/2014	QC	U	I	11	100
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: MINI-STORAGE & RECO						
1270/1954	3/04/2014	WD	Q	I	01	1,390,000
GRANTOR: DDP CORPORATION						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S35 E130 N35$.

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 05/31/2023 BY KS Total Acres: 3.29 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/17/2025 BY SYS

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2026

34-3S-16-02463-111

COLUMBIA COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		48 100
Condition Adj	03	03 100
Quality	04	04

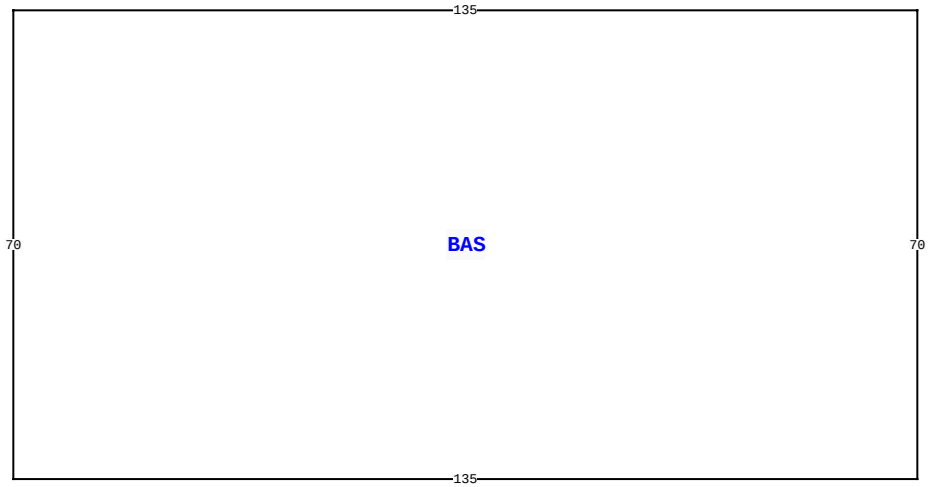
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,450	100		9,450	200,009
TOTALS	9,450			9,450	200,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	9,450	94.0500	28.22	266,679	2004	2004	0	0	0	25.00	75.00

4 WAREH MINI 0% - 0 Heated Area: 9450 HX Base Yr



335 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	785,970
TOTAL MARKET OB/XF VALUE	17,265
TOTAL LAND VALUE - MARKET	115,150
TOTAL MARKET VALUE	918,385
SOH/AGL Deduction	0
ASSESSED VALUE	918,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,385
TOTAL JUST VALUE	918,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/1958	3/04/2014	QC	U	I	11	100
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: MINI-STORAGE & RECO						
1270/1954	3/04/2014	WD	Q	I	01	1,390,000
GRANTOR: DDP CORPORATION						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W135 S70 E135 N70$.

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 05/31/2023 BY KS Total Acres: 3.29 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/17/2025 BY SYS

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LAKE CITY, FL 32025

2026

34-3S-16-02463-111

COLUMBIA COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		80 100
Condition Adj	03	03 100
Quality	04	04

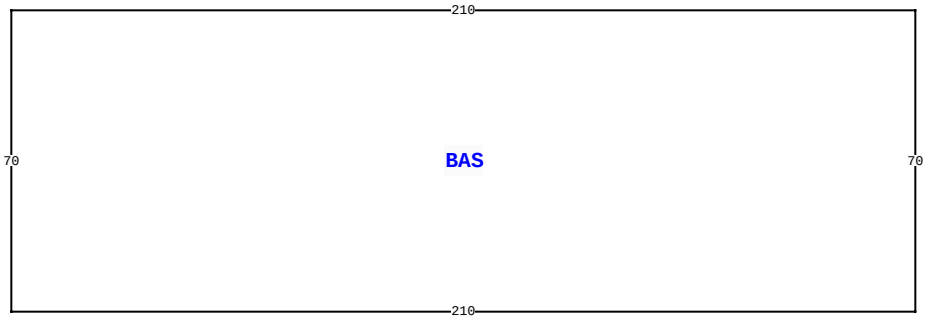
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,700	100		14,700	309,688
TOTALS	14,700			14,700	309,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	14,700	91.2000	27.36	402,192	2005	2005	0	0	0	23.00	77.00

5 WAREH MINI 0% - 0 Heated Area: 14700 HX Base Yr



335 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	785,970
TOTAL MARKET OB/XF VALUE	17,265
TOTAL LAND VALUE - MARKET	115,150
TOTAL MARKET VALUE	918,385
SOH/AGL Deduction	0
ASSESSED VALUE	918,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,385
TOTAL JUST VALUE	918,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/1958	3/04/2014	QC	U	I	11	100
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: MINI-STORAGE & RECO						
1270/1954	3/04/2014	WD	Q	I	01	1,390,000
GRANTOR: DDP CORPORATION						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W210 S70 E210 N70$.

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 05/31/2023 BY KS Total Acres: 3.29 Total Land Value: 115,150 Market: 0 Agricultural: 0 Common: 115,150 PRINTED 11/17/2025 BY SYS