

COMM NE COR BLK I TOWN OF FORT W
 RUN W 210 FT, N 210 FT, E 210 TO
 SR 47, S ALONG R/W LINE OF SR 47

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

2026

00-00-00-14305-004

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|-------------------|----------------|----------------|
| ELEMENT | CD | | |
| 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 | |
| Fixtures | | N/A 100 | |
| Frame | 05 | STEEL 100 | |
| Story Height | | 10 100 | |
| RMS | | N/A 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 57 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 4810 MINI STORAGE | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 16.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| ACS | 6,000 | 110 | |
| AOF | 200 | 150 | |
| BAS | 3,800 | 100 | |
| TOTALS | 10,000 | | 10,700 265,737 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|--------------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | WAREH MINI | 0% | - 2021 | | | | | | | | |
| | | | Heated Area: 10000 | | | HX Base Yr | | | | | |
| | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 528,990 |
| TOTAL MARKET OB/XF VALUE | | | 61,020 |
| TOTAL LAND VALUE - MARKET | | | 83,190 |
| TOTAL MARKET VALUE | | | 673,200 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 673,200 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 673,200 |
| TOTAL JUST VALUE | | | 673,200 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 678,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 39524 | COMMERCIAL | 0 | 03/25/2020 |
| 39525 | COMMERCIAL | 0 | 03/25/2020 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1384/2088 | 4/30/2019 | WD | U | V | 11 | 100 |
| GRANTOR: SALLY DEESE WALTON | | | | | | |
| GRANTEE: LIMITED ACCESS PROP | | | | | | |
| 1383/1411 | 4/30/2019 | WD | Q | V | 03 | 27,500 |
| GRANTOR: SALLY DIANE DEESE WAL | | | | | | |
| GRANTEE: LIMITED ACCESS PROP | | | | | | |

| 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 |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 33,145.00 | UT | 1.60 | 1.60 | 100 | 2021 | 2020 | | 100 | 53,032 | |
| 2 | 0140 | CLFENCE | 6 | 0 | 0 | 0 | 1,065.00 | UT | 7.50 | 7.50 | 100 | 2021 | 2020 | | 100 | 7,988 | |

| BUILDING NOTES | | | |
|-------------------------------------|--|--|--|
| 18072 SW STATE ROAD 47 , FORT WHITE | | | |

| BUILDING DIMENSIONS | | | |
|--|--|--|--|
| ACS=[ORIG=10,-30] S30 E200 N30 W200 \$ | | | |
| BAS=[ORIG=10,-50] S20 E190 N20 W190 \$ | | | |
| AOF=[ORIG=200,-50] S20 E10 N20 W10 \$ | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 0.80 | 0.80 | 34,848 | | | | | | | |
| 2 | 4810 | C | MINI STORAGE | 0 | | | 0.00 | 0.00 | 60,427.00 | SF | | 1.00 | 1.00 | 1.00 | 0.80 | 0.80 | 48,342 | | | | | | | |

