COMM INTERS N LINE OF SEC & W
R/W ACL RR, RUN SW ALONG RR
1051.40 FT, W 213.61 FT TO W

MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC
442 SW SAINT MARGARET STREET
LAKE CITY, FL 32025

2027

01-4S-16-02668-000

BUILDING CHARACTERISTICS

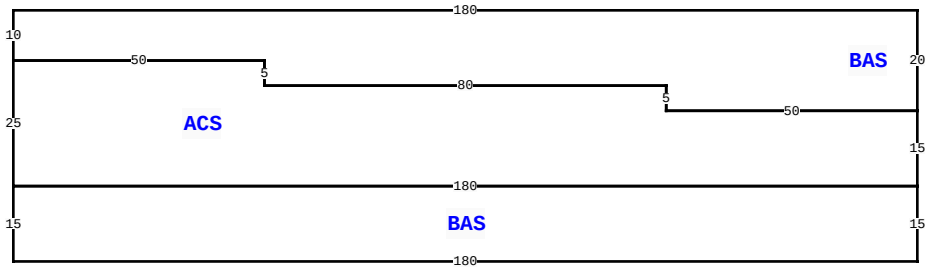
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		61 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	3,600	110		3,960	65,136
BAS	2,700	100		2,700	44,411
BAS	2,700	100		2,700	44,411
TOTALS	9,000			9,360	153,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	9,360	81.8235	24.55	229,788	2000	2000	0	0	0	33.00	67.00

2 WAREH MINI 0% - 0 Heated Area: 9000 HX Base Yr



496 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	13,074.00	UT	0.90	0.90	50	2000	2000	3	50	5,883	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,958
TOTAL MARKET OB/XF VALUE	6,883
TOTAL LAND VALUE - MARKET	53,258
TOTAL MARKET VALUE	214,099
SOH/AGL Deduction	0
ASSESSED VALUE	214,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,099
TOTAL JUST VALUE	214,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0765	7/13/2000	WD	Q	I	01	550,000
GRANTOR: C F & JONELL DOUGLAS						
GRANTEE: MINI-STORAGE & RECO						
0632/0561	9/16/1987	WD	U	I		83,700
GRANTOR: STAMPER						
GRANTEE: DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 W180 S10 E50 S5 E80 S5 E50$ ACS= W50 N5 W80 N5 W50 S25 BAS= S15 E180 N15 W180$ E180 N15$.

LAND DESCRIPTION

TOTAL OB/XF 6,883

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		CG	0.00	0.00	21,303.00	SF		1.00	1.00	1.00	2.50	2.50	53,258							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.49 Total Land Value: 53,258 Market: 0 Agricultural: 0 Common: 53,258 PRINTED 11/17/2026 BY SYS