

COMM INTERS OF S LINE OF NE1/4 O
R/W US-441 FOR POB, RUN N ALONG
E 596.03 FT, S 357.70 FT, W 597.

ELLISVILLE MINI-STORAGE INC
134 SW DISCOVERY PL
LAKE CITY, FL 32025

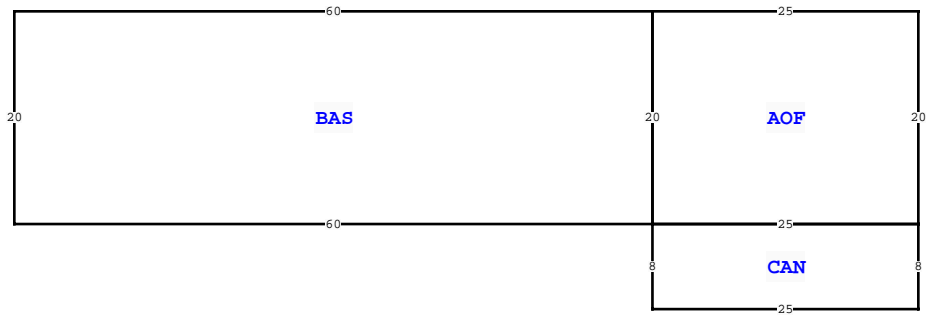
2026

03-6S-17-09587-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE 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		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		6 100	

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%	- 2022									Heated Area: 1700 HX Base Yr	



Quality	05	05			
DOR CODE	4810 MINI STORAGE				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	3617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	500	150		750	16,661
BAS	1,200	100		1,200	26,657
CAN	200	30		60	1,333
TOTALS	1,900			2,010	44,650

14373 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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	35,848.00	UT	1.60	1.60	85	2008	2008	3	85	48,753	
2	0140	CLFENCE	6	0	0	0	1,280.00	UT	7.50	7.50	100	2008	2008	3	100	9,600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0161	3-STRAND B	0	0	0	0	1,280.00	UT	1.25	1.25	100	2008	2008	3	100	1,600	
5	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	100	2024	2023		100	2,000	

TOTAL OB/XF 64,953

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		A-1	0.00	0.00	5.02	AC		1.00	1.00	0.75	80,000.00	60,000.00	301,200							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		516,033			
TOTAL MARKET OB/XF VALUE		64,953			
TOTAL LAND VALUE - MARKET		301,200			
TOTAL MARKET VALUE		882,186			
SOH/AGL Deduction		1,624			
ASSESSED VALUE		880,562			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		880,562			
TOTAL JUST VALUE		882,186			
NCON VALUE		1,500			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		799,147			
BLDG:1:2: 6 UNITS 10 X 20					
BLDG:1:1: OFFICE					
BLDG:4:2: 48 UNITS 5 X 10					
BLDG:4:1: 14 UNITS 10 X 10					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
26411	COMMERCIAL	942	11/13/2007		
26210	COMMERCIAL	425	09/07/2007		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/638	3/08/2021	WD	U	I	37	100,000
GRANTOR: HETSLER MEDIATION & V						
GRANTEE: ELLISVILLE MINI-STO						
1403/1350	12/16/2019	WD	U	I	11	100
GRANTOR: HK STORAGE LLC						
GRANTEE: HETSLER MEDIATION &						

BUILDING NOTES

BUILDING DIMENSIONS
AOF= W25 BAS= W60 S20 E60 N20\$ S20 CAN= S8 E25 N8 W25\$ E25 N20\$.

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Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		22 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,456	100	
TOTALS	5,456		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	WAREH	MINI	0%	- 2022																				
			Heated Area: 5456			HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/14/2026	MLU
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14373 S US HIGHWAY 441 , LAKE CITY																								

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INCOME VALUE						
PREVIOUS YEAR MKT VALUE				799,147		
BLDG:5:3: 2 UNITS CAN'T BE RENTED DUE TO A/C RETUR						
BLDG:5:2: 40 UNITS 5 X 10						
BLDG:2:2: 12 UNITS 12 X 24						
BLDG:5:1: 42 UNITS 10 X 10						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
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1403/1350	12/16/2019	WD	U	I	11	100
GRANTOR: HK STORAGE LLC						
GRANTEE: HETSLER MEDIATION &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W244 S24 E144 N4 E100 N20\$.						

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	DPHT 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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