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

2027

03-6S-17-09587-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Quality	05	05

DOR CODE 4810 MINI STORAGE

MAP NUM | MKT AREA 02

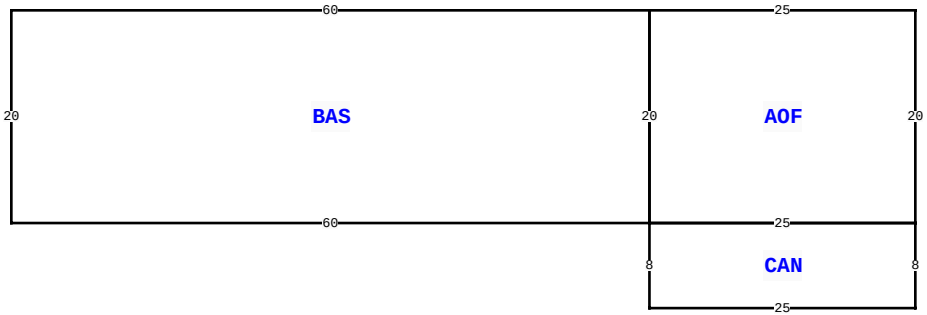
NEIGHBORHOOD/LOC 3617.00 1.00/

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,010	90.3000	27.09	54,451	2008	2008	0	0	0	18.00	82.00

1 WAREH MINI 0% - 2022 Heated Area: 1700 HX Base Yr



14373 S US HIGHWAY 441 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 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	35,848.00	UT	1.60	1.60	85	2008	2008	3	85	48,753	
2	0140	CLFENCE 6	0	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	882,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,186
TOTAL JUST VALUE	882,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	882,186

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$.

LAND DESCRIPTION

TOTAL OB/XF 64,953

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	5.02	AC		1.00	1.00	0.75	80,000.00	60,000.00	301,200							

REVIEW DATE 04/01/2026 BY TP Total Acres: 5.02 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 11/17/2026 BY SYS

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

2027

03-6S-17-09587-001

BUILDING CHARACTERISTICS

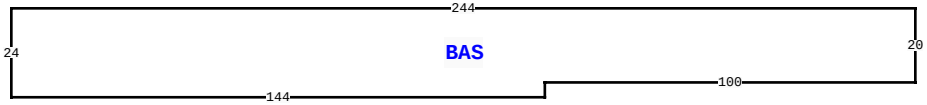
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,456	100		5,456	117,754
TOTALS	5,456			5,456	117,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	5,456	87.7200	26.32	143,602	2008	2008	0	0	0	18.00	82.00

2 WAREH MINI 0% - 2022 Heated Area: 5456 HX Base Yr



14373 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	882,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,186
TOTAL JUST VALUE	882,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	882,186

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

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

BAS= W244 S24 E144 N4 E100 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 5.02 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 11/17/2026 BY SYS

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

2027

03-6S-17-09587-001

BUILDING CHARACTERISTICS

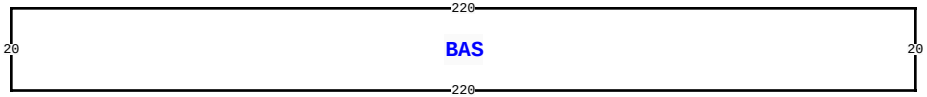
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		44 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,400	100		4,400	95,865
TOTALS	4,400			4,400	95,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,400	88.5800	26.57	116,908	2008	2008	0	0	0	18.00	82.00

3 WAREH MINI 0% - 2022 Heated Area: 4400 HX Base Yr



14373 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	882,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,186
TOTAL JUST VALUE	882,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	882,186

BLDG:3:1: 44 UNITS 10 X 10

BLDG:2:1: 10 UNITS 10 X 20

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS= W220 S20 E220 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 5.02 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 11/17/2026 BY SYS

COMM INTERS OF S LINE OF NE1/4 O
R/W US-441 FOR POB, RUN N ALONG
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2027

03-6S-17-09587-001

BUILDING CHARACTERISTICS

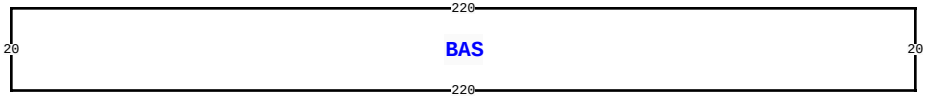
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		62 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,400	100		4,400	95,865
TOTALS	4,400			4,400	95,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,400	88.5800	26.57	116,908	2008	2008	0	0	0	18.00	82.00

4 WAREH MINI 0% - 2022 Heated Area: 4400 HX Base Yr



14373 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	882,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,186
TOTAL JUST VALUE	882,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	882,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS= W220 S20 E220 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 5.02 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 11/17/2026 BY SYS

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

2027

03-6S-17-09587-001

BUILDING CHARACTERISTICS

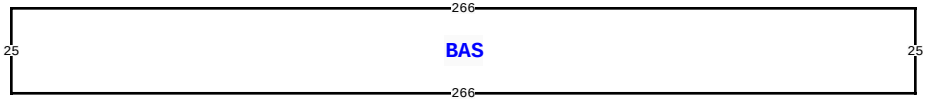
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		62 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,650	100		6,650	161,900
TOTALS	6,650			6,650	161,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	6,650	98.9800	29.69	197,438	2008	2008	0	0	0	18.00	82.00

5 WAREH MINI 0% - 2022 Heated Area: 6650 HX Base Yr



14373 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	882,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	882,186
TOTAL JUST VALUE	882,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	882,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS= W266 S25 E266 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 5.02 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 11/17/2026 BY SYS