

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

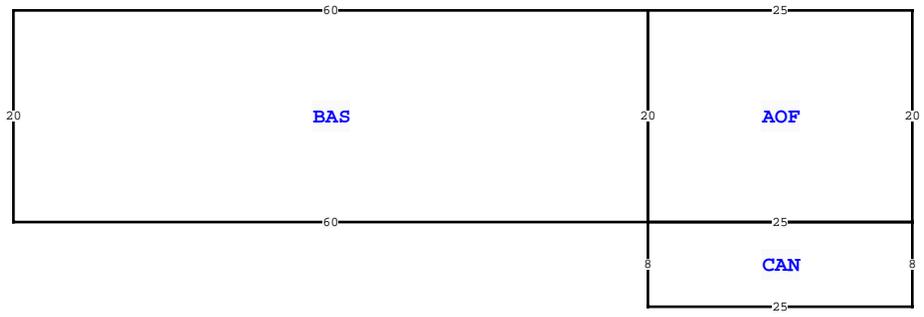
2026

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	17,774
BAS	1,200	100		1,200	28,438
CAN	200	30		60	1,422
TOTALS	1,900			2,010	47,633

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	

LAND DESCRIPTION																								
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	0.55	75,000.00	41,250.00	207,075							

TOTAL OB/XF																							
														64,953									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE				550,487	
TOTAL MARKET OB/XF VALUE				64,953	
TOTAL LAND VALUE - MARKET				207,075	
TOTAL MARKET VALUE				822,515	
SOH/AGL Deduction				0	
ASSESSED VALUE				822,515	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				822,515	
TOTAL JUST VALUE				822,515	
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
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BUILDING DIMENSIONS
AOF= W25 BAS= W60 S20 E60 N20\$ S20 CAN= S8 E25 N8 W25\$ E25 N20\$.

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E 596.03 FT, S 357.70 FT, W 597.

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ELEMENT	CD		
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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
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						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	5,456	100		5,456	125,583							
TOTALS	5,456			5,456	125,583							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 5
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			550,487
TOTAL MARKET OB/XF VALUE			64,953
TOTAL LAND VALUE - MARKET			207,075
TOTAL MARKET VALUE			822,515
SOH/AGL Deduction			0
ASSESSED VALUE			822,515
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			822,515
TOTAL JUST VALUE			822,515
NCON VALUE			1,500
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						
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 &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			
BLDG DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			

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	





