COMM AT SW COR OF NW1/4, RUN E
69.25 FT TO E R/W LINE CR-245
RUN N ALONG R/W 606.97 FT, E

COLWELL CARL/COLWELL BARBARA J
5269 WATERWOOD DR
BARTOW, FL 33830

**2027**

**11-4S-17-08316-008**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 04 | C ABOVE GD 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 17 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

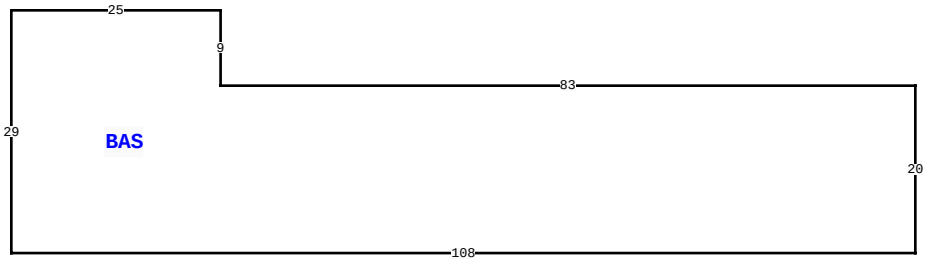
DOR CODE: 4810 MINI STORAGE
MAP NUM:
MKT AREA: 02
NEIGHBORHOOD/LOC: 11417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,385 | 100 | | 2,385 | 40,268 |
| TOTALS | 2,385 | | | 2,385 | 40,268 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8300 | 06 | 2,385 | 84.0000 | 25.20 | 60,102 | 1985 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

1 WAREH MINI 0% - 0 Heated Area: 2385 HX Base Yr




173 SE NIGHTSCAPE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 40,268 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 26,560 |
| TOTAL MARKET VALUE | 66,828 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 66,828 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,828 |
| TOTAL JUST VALUE | 66,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 66,828 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1084/2584 | 5/25/2006 | WD | Q | I | 03 | 145,000 |

GRANTOR: ROBERT B & IRMGARD E
GRANTEE: CARL & BARBARA J CO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W83 N9 W25 S29 E108 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4810 | C | MINI STORAGE | 0 | | | 0.00 | 0.00 | 1.66 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 26,560 | | | | | | | |

REVIEW DATE 04/12/2017 BY DF Total Acres: 1.66 Total Land Value: 26,560 Market: 0 Agricultural: 0 Common: 26,560 PRINTED 11/17/2026 BY SYS