

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

2026

11-4S-17-08316-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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

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%	0		60,102	1985	2000	0	0	33.00	67.00	Heated Area: 2385 HX Base Yr	



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

173 SE NIGHTSCAPE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
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

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			66,370

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	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\$.													

LAND DESCRIPTION														TOTAL OB/XF										0
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			0.00	0.00	1.66	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,560							