

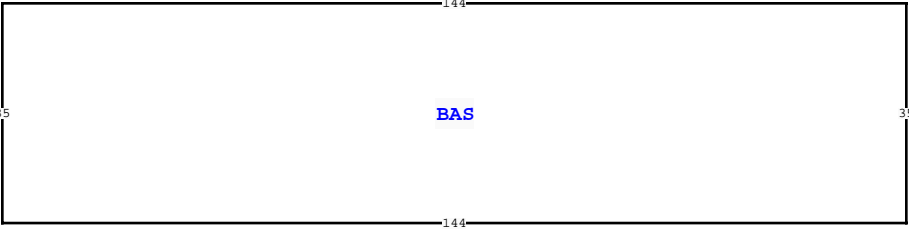
COMM SE COR, RUN N 532.03 FT, RU  
1009.60 FT FOR POB, CONT N 31 DG  
N 58 DG E 200 FT MOL TO W R/W US

S & L STORAGE LLC/PAYTON PROPERTIES FL LLC  
W 5904 FRONTAGC ROAD  
MENASHA, WI 54952

**2026**

13-3S-16-02110-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		0	100
Stories	0	0	100
Units		45	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,040	100	
TOTALS	5,040		5,040 83,711

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: 5040 HX Base Yr	
													
3010 NW US HIGHWAY 41 , LAKE CITY				BLD DATE		LGL DATE				05/07/2026	MLU		
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			167,422
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			22,740
TOTAL MARKET VALUE			194,962
SOH/AGL Deduction			0
ASSESSED VALUE			194,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,962
TOTAL JUST VALUE			194,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044239	Roof Replacement	19,000	04/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2040	10/07/2021	WD	Q	I	05	127,000
GRANTOR: HETSLER MEDIATION & V						
GRANTEE: S & L STORAGE LLC						
1403/1291	12/16/2019	WD	U	I	11	100
GRANTOR: HMV HOLDINGS LLC						
GRANTEE: HETSLER MEDIATION &						

EXTRA FEATURES	
L N	OB/XF CODE
1	0140 CLFENCE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W144 S35 E144 N35\$.	

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	0140	CLFENCE	6	0 0	500.00	UT	9.60	9.60	100	1996	1996	3	100	4,800	

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		I	0.00	0.00	0.76	AC		1.00	1.00	1.50	20,000.00	30,000.00	22,740							

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BAS	5,040	100	
TOTALS	5,040		5,040
EXTRA FEATURES		SUBAREA MARKET VALUE	
		83,711	

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: 5040			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>144</p> <p>35</p> <p style="color: blue; font-size: 2em;">BAS</p> <p>35</p> <p>144</p> </div>											

3010 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
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<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
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