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

KEEP IT HERE STORAGE LAKE CITY LLC
305 ROSE GLN LN
KENNET SQUARE, PA 19348

2027

13-3S-16-02110-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

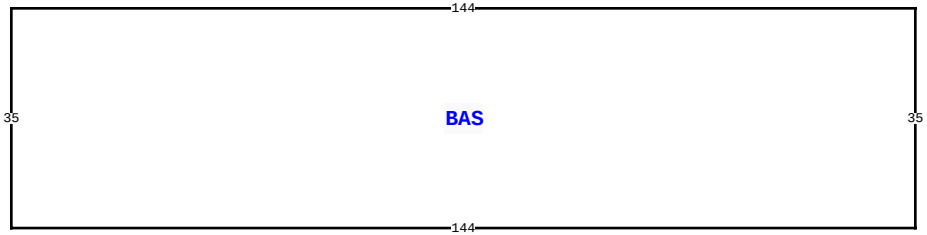
NEIGHBORHOOD/LOC 13316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,040	100		5,040	83,711
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
8300	06	5,040	82.6200	24.79	124,942	1989	2000	0	0	0	33.00	67.00

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	194,962

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
1579/2738	9/11/2026	WD	Q	I	05	640,000
GRANTOR: S & L STORAGE LLC						
GRANTEE: KEEP IT HERE STORAG						
1451/2040	10/07/2021	WD	Q	I	05	127,000
GRANTOR: HETSLER MEDIATION & V						
GRANTEE: S & L STORAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W144 S35 E144 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 4,800

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

REVIEW DATE 05/10/2023 BY JB Total Acres: 0.76 Total Land Value: 22,740 Market: 0 Agricultural: 0 Common: 22,740 PRINTED 11/16/2026 BY SYS

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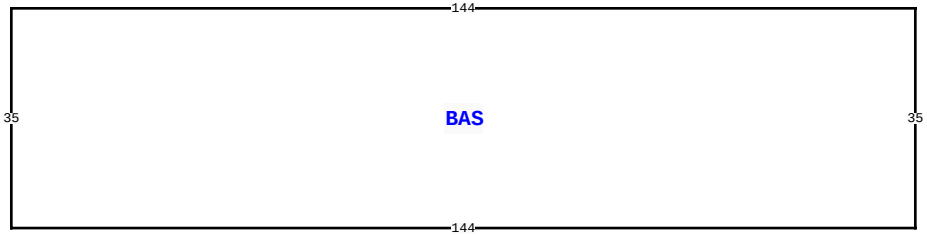
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LAND DESCRIPTION

TOTAL OB/XF 0

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