

COMM NW COR SEC, RUN S 1425 FT,
SE 198 FT, E 245.02 FT, SE 378.0
POB, CONT SE 333.34 FT, NE 252.6

MINI STORAGE & RECORD STORAGE OF LAKE CITY INC
442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2026

17-4S-17-08427-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	0	0	100
Units		20	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
TOTALS	1,400		1,400 19,054

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									Heated Area: 1400 HX Base Yr	
TOTALS	1,400		1,400	19,054									

3360 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	0	37,500.00	UT	1.10	1.10	50	0	0	3	50	20,625	
3	0253	LIGHTING	0	0	0	0	14.00	UT	100.00	100.00	100	1993	1993	3	100	1,400	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 7
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		251,586	
TOTAL MARKET OB/XF VALUE		25,025	
TOTAL LAND VALUE - MARKET		106,485	
TOTAL MARKET VALUE		383,096	
SOH/AGL Deduction		0	
ASSESSED VALUE		383,096	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,096	
TOTAL JUST VALUE		383,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,927	
LAND:2:1: ADJ;4 RETENTION POND			
SALE:1:1: 1.85 AC / 240 FF ON HWY-441.			
LAND:1:1: 2.06 AC			
BLDG:1:1: 202 UNITS IN ALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31387	MAINT/ALTR	155	08/22/2013
6726	STORAGE	60,000	01/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/1390	5/01/2001	WD Q	Q	I	01	100
GRANTOR: LOGAN (CORRECTIVE DEE)						
GRANTEE: MINI STORAGE & RECO						
0925/2166	5/01/2001	WD Q	Q	I		375,000
GRANTOR: LOGAN						
GRANTEE: MINI STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W70 S20 E70 N20\$.

LAND DESCRIPTION																								
TOTAL OB/XF 25,025																								
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		00	0.00	0.00	74,108.00	SF		1.00	1.00	0.80	1.75	1.40	103,751							
2	9600	C	WASTELAND	0		00	0.00	0.00	15,625.00	SF		1.00	1.00	0.10	1.75	0.18	2,734							

COMM NW COR SEC, RUN S 1425 FT,
SE 198 FT, E 245.02 FT, SE 378.0
POB, CONT SE 333.34 FT, NE 252.6

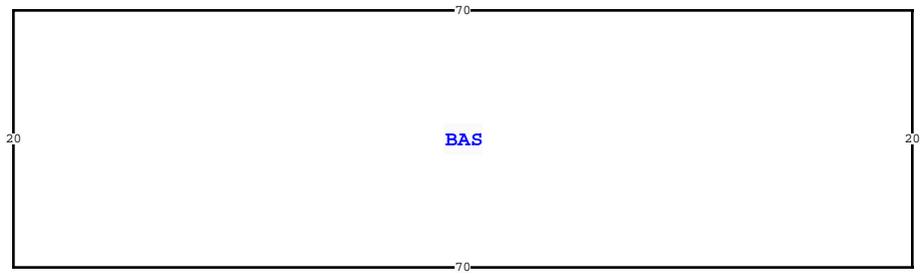
MINI STORAGE & RECORD STORAGE OF LAKE CITY INC
442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2026

17-4S-17-08427-000
17-4S-17-08427-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	0	0	100
Units		20	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		
3	WAREH	MINI	0%	- 0								Heated Area: 1400	HX Base Yr



Quality	05	05			
DOR CODE	4810 MINI STORAGE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	17417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	19,054
TOTALS	1,400			1,400	19,054

3360 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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

COLUMBIA COUNTY PROPERTY		PAGE 3 of 7	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			251,586
TOTAL MARKET OB/XF VALUE			25,025
TOTAL LAND VALUE - MARKET			106,485
TOTAL MARKET VALUE			383,096
SOH/AGL Deduction			0
ASSESSED VALUE			383,096
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			383,096
TOTAL JUST VALUE			383,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/1390	5/01/2001	WD Q	Q	I	01	100
GRANTOR: LOGAN (CORRECTIVE DEE)						
GRANTEE: MINI STORAGE & RECO						
0925/2166	5/01/2001	WD Q	Q	I		375,000
GRANTOR: LOGAN						
GRANTEE: MINI STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= E70 N20 W70 S20\$.

COMM NW COR SEC, RUN S 1425 FT,
SE 198 FT, E 245.02 FT, SE 378.0
POB, CONT SE 333.34 FT, NE 252.6

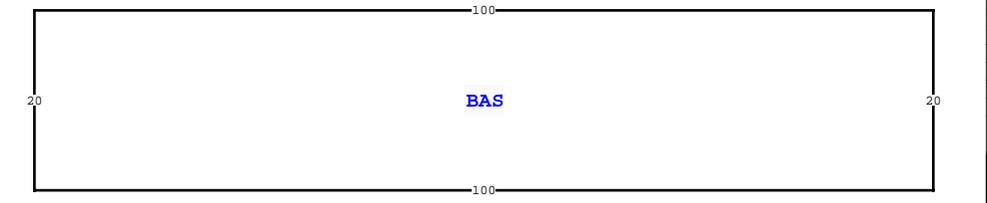
MINI STORAGE & RECORD STORAGE OF LAKE CITY INC
442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2026

17-4S-17-08427-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	0 100
Units	10 100
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	
8300	06	2,000	85.0500	27.22	54,440	1989	1989	0	0	50.00	50.00	



Quality	05 05				
DOR CODE	4810 MINI STORAGE				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	17417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	27,220
TOTALS	2,000			2,000	27,220

3360 S US HIGHWAY 441 , LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 4 of 7	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		251,586	
TOTAL MARKET OB/XF VALUE		25,025	
TOTAL LAND VALUE - MARKET		106,485	
TOTAL MARKET VALUE		383,096	
SOH/AGL Deduction		0	
ASSESSED VALUE		383,096	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,096	
TOTAL JUST VALUE		383,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/1390	5/01/2001	WD Q	Q	I	01	100
GRANTOR: LOGAN (CORRECTIVE DEE)						
GRANTEE: MINI STORAGE & RECO						
0925/2166	5/01/2001	WD Q	Q	I		375,000
GRANTOR: LOGAN						
GRANTEE: MINI STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N20 W100 S20 E100\$.

