

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

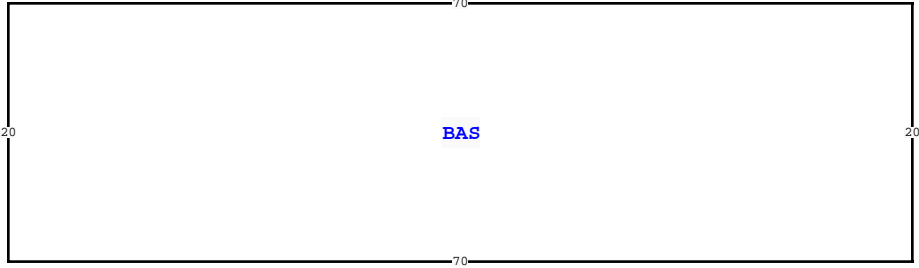
2026

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	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 17,864

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						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 7
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,836	
TOTAL MARKET OB/XF VALUE		25,025	
TOTAL LAND VALUE - MARKET		106,485	
TOTAL MARKET VALUE		367,346	
SOH/AGL Deduction		0	
ASSESSED VALUE		367,346	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		367,346	
TOTAL JUST VALUE		367,346	
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00
2	0260	PAVEMENT-A	0	0	0	0	37,500.00	UT	1.10	1.10
3	0253	LIGHTING	0	0	0	0	14.00	UT	100.00	100.00

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	DPHT FACT
1	4810	C	MINI STORAGE	0		00	0.00	0.00	74,108.00	SF		1.00
2	9600	C	WASTELAND	0		00	0.00	0.00	15,625.00	SF		1.00

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W70 S20 E70 N20\$.						

LAND DESCRIPTION																
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
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
2	9600	C	WASTELAND	0		00	0.00	0.00	15,625.00	SF		1.00	1.00	0.10	1.75	0.18





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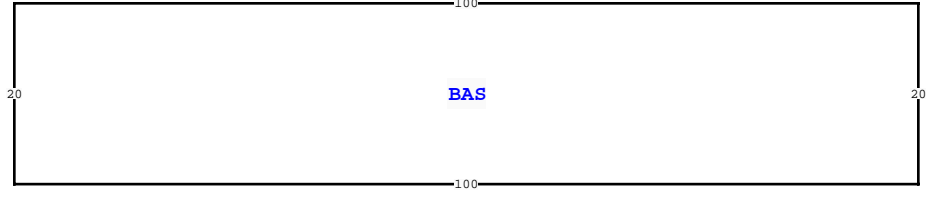
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Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		10 100
Condition Adj	03	03 100

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	25.52	51,040	1989	1989		0	0	50.00	50.00	
4 WAREH MINI 0% - 0 Heated Area: 2000 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	2,000	100		2,000	25,520
TOTALS	2,000			2,000	25,520

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 4 of 7	2
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= N20 W100 S20 E100\$.





