

COMM SE COR, RUN N 776.60 FT,
W 1373.72 FT FOR POB, RUN N
357.45 FT, W 233.63 FT, W

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

2026

18-4S-17-08479-005
18-4S-17-08479-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		74 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
ACS	6,195	110	
AOF	1,225	150	
BAS	2,355	100	
BAS	2,600	100	
TOTALS	12,375		

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: 12375							
				HX Base Yr							
TOTALS	12,375		13,607	345,721							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 12	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,627,385	
TOTAL MARKET OB/XF VALUE		209,973	
TOTAL LAND VALUE - MARKET		197,750	
TOTAL MARKET VALUE		3,035,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,035,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,035,108	
TOTAL JUST VALUE		3,035,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,890,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049327	New Commercial Co	200,000	03/01/2024
000049328	New Commercial Co	200,000	03/01/2024
000045296	New Commercial Co	133,000	08/26/2022
000045297	New Commercial Co	133,000	08/26/2022
41163	COMMERCIAL		01/15/2021
41164	COMMERCIAL		01/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2390	5/01/2015	WD	Q	V	01	123,100
GRANTOR: CHARLES W & ROBIN W H						
GRANTEE: MINI-STORAGE & RECO						
0934/0352	8/30/2001	WD	U	V	09	79,000
GRANTOR: LINDA K NULL						
GRANTEE: CHARLES W & ROBIN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	33,950.00	UT	1.60	1.60	100
2	0166	CONC, PAVMT	0	0	0	0	2,115.00	UT	2.00	2.00	100
3	0140	CLFENCE	6	0	0	0	1,475.00	UT	7.50	7.50	100
4	0260	PAVEMENT-A	0	0	0	0	40,400.00	UT	1.60	1.60	100
5	0140	CLFENCE	6	0	0	0	1,200.00	UT	7.50	7.50	100
6	0260	PAVEMENT-A	0	0	0	0	21,600.00	UT	1.60	1.60	100
7	0260	PAVEMENT-A	0	0	0	0	20,100.00	UT	1.60	1.60	100
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
ACS= W45 BAS= W20 S130 E20 N130\$ S130 AOF= W20 S35 E35 N35 W15\$ E15 S25 BAS= S10 E40 N165 W10 S74 W5 S81 W25\$ E25 N81 E5 N74\$.	

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		CI	0.00	0.00	7.91	AC		1.00	1.00	0.50	50,000.00	25,000.00	197,750							

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ELEMENT	CD		
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Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		44 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,000	100	
TOTALS	5,000		5,000 134,850

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		145,000	2016	2016	0	0	7.00	93.00													
				Heated Area: 5000				HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 25 25 200 BAS 200 </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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COLUMBIA COUNTY PROPERTY		PAGE 3 of 12	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	2,627,385		
TOTAL MARKET OB/XF VALUE	209,973		
TOTAL LAND VALUE - MARKET	197,750		
TOTAL MARKET VALUE	3,035,108		
SOH/AGL Deduction	0		
ASSESSED VALUE	3,035,108		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,035,108		
TOTAL JUST VALUE	3,035,108		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,890,713		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37072	COMMERCIAL	722	08/07/2018
37073	COMMERCIAL	281	08/07/2018
34027	COMMERCIAL	934	05/04/2016
33994	COMMERCIAL	235	04/26/2016
33995	COMMERCIAL	205	04/26/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/2390	5/01/2015	WD Q	V		01	123,100
GRANTOR: CHARLES W & ROBIN W H						
GRANTEE: MINI-STORAGE & RECO						
0934/0352	8/30/2001	WD U	V		09	79,000
GRANTOR: LINDA K NULL						
GRANTEE: CHARLES W & ROBIN H						

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												
2529 SW STATE ROAD 47 , LAKE CITY																								
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BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						
TOTALS 0																								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 S200 E25 N200\$.

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	

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ELEMENT	CD		
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Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		N/A 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		N/A 100	
Stories	1.	1. 100	
Units		75 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,400	100	
TOTALS	8,400		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
7	WAREH	MINI	0%	- 2022																				
				Heated Area: 8400				HX Base Yr																
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VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
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TOTAL MARKET OB/XF VALUE	209,973		
TOTAL LAND VALUE - MARKET	197,750		
TOTAL MARKET VALUE	3,035,108		
SOH/AGL Deduction	0		
ASSESSED VALUE	3,035,108		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,035,108		
TOTAL JUST VALUE	3,035,108		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,890,713		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: MINI-STORAGE & RECO						
0934/0352	8/30/2001	WD U	V		09	79,000
GRANTOR: LINDA K NULL						
GRANTEE: CHARLES W & ROBIN H						

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
2529 SW STATE ROAD 47 , LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-8,0] E280 S30 W280 N30 \$	

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	

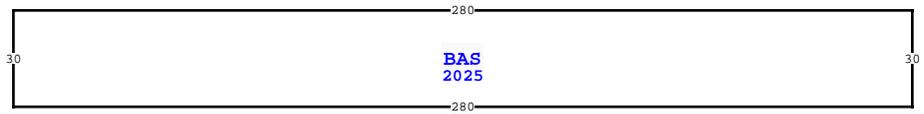
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Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		N/A 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		N/A 100	
Stories	1.	1. 100	
Units		56 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,400	100	2025
TOTALS	8,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
12	WAREH MINI	0%	- 2025									
				Heated Area: 8400				HX Base Yr				
												
TOTALS	8,400			8,400	231,850							

COLUMBIA COUNTY PROPERTY		PAGE 12 of 12	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	2,627,385		
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XF DATE		LAND DATE																						
INC DATE		AG DATE																						
TOTALS 0																								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-70,-30] S30 E280 N30 W280 \$	

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