

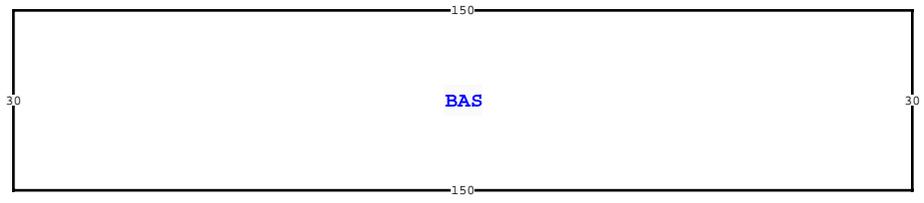
COMM NE COR, S 3964.99 FT ALONG  
 CONT S 586.54 FT TO N R/W OF US-  
 OF A CURVE, NW'LY ALONG CURVE 45

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

**2026**

29-3S-16-02381-001  


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		33 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,500	100	
TOTALS	4,500		92,655

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: 4500				HX Base Yr				
												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
5919 W US HIGHWAY 90 , LAKE CITY												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 9	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,440,951		
TOTAL MARKET OB/XF VALUE				92,510		
TOTAL LAND VALUE - MARKET				212,400		
TOTAL MARKET VALUE				1,745,861		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,745,861		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,745,861		
TOTAL JUST VALUE				1,745,861		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,689,151		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23855	COMMERCIAL	654	11/16/2005			
23856	COMMERCIAL	541	11/16/2005			
23860	COMMERCIAL	836	11/16/2005			
21377	COMMERCIAL	1,390	12/23/2003			
19623	COMMERCIAL	2,845	06/07/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/2143	3/12/2002	WD	Q	V		115,000
GRANTOR: CRAPPS & COLE AS TRUS						
GRANTEE: MINI-STORAGE & RECO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W150 S30 E150 N30\$.						

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	0	1,600.00	UT	6.50	6.50	50	2002	2002	3	50	5,200	
2	0161	3-STRAND B	0	0	0	0	1,600.00	UT	1.30	1.30	50	2002	2002	3	50	1,040	
3	0260	PAVEMENT-A	0	0	0	0	23,468.00	UT	1.10	1.10	50	2002	2002	3	50	12,907	
4	0260	PAVEMENT-A	0	0	0	0	20,820.00	UT	1.10	1.10	100	2004	2004	3	100	22,902	
5	0260	PAVEMENT-A	0	0	0	0	27,276.00	UT	1.85	1.85	100	2006	2006	3	100	50,461	
TOTAL OB/XF 92,510																	

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		A-1	0.00	0.00	5.31	AC		1.00	1.00	1.00	40,000.00	40,000.00	212,400								















