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

2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

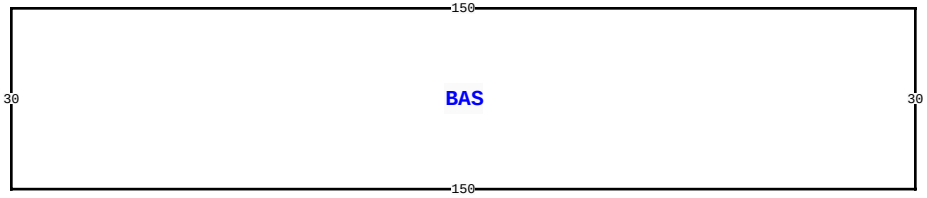
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	86,872
TOTALS	4,500			4,500	86,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,500	90.6400	27.19	122,355	2002	2002	0	0	0	29.00	71.00

1 WAREH MINI 0% - 0 Heated Area: 4500 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
TOTAL MARKET OB/XF VALUE	92,510
TOTAL LAND VALUE - MARKET	223,020
TOTAL MARKET VALUE	1,666,390
SOH/AGL Deduction	0
ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

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$.

LAND DESCRIPTION

TOTAL OB/XF 92,510

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		A-1	0.00	0.00	5.31	AC		1.00	1.00	1.00	42,000.00	42,000.00	223,020							

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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

2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

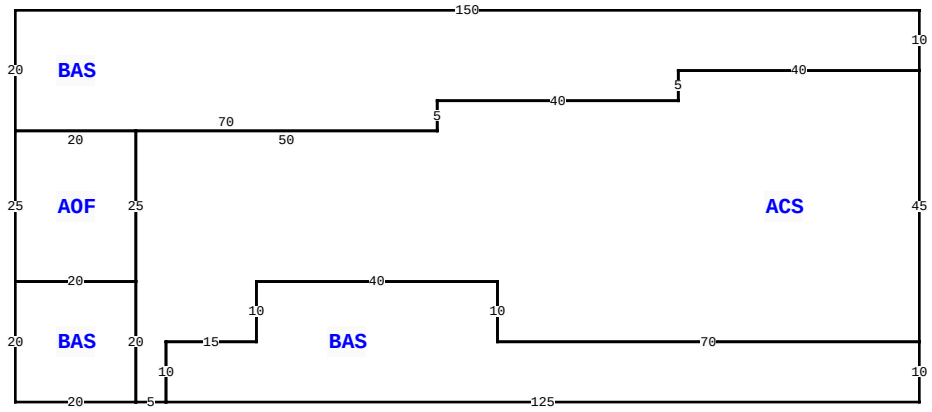
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		62 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	4,800	110		5,280	96,982
AOF	500	150		750	13,776
BAS	400	100		400	7,347
BAS	1,650	100		1,650	30,307
BAS	2,400	100		2,400	44,082
TOTALS	9,750			10,480	192,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	10,480	86.2400	25.87	271,118	2002	2002	0	0	0	29.00	71.00

2 WAREH MINI 0% - 0 Heated Area: 9750 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
TOTAL MARKET OB/XF VALUE	92,510
TOTAL LAND VALUE - MARKET	223,020
TOTAL MARKET VALUE	1,666,390
SOH/AGL Deduction	0
ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= N10 W150 S20 E70 N5 E40 N5 E40$ ACS= W40 S5 W40 S5 W50 AOF= W20 S25 E20 N25 $ S25 BAS= W20 S20 E20 N20$ S20 E5 BAS= E125 N10 W70 N10 W40 S10 W15 S10$ N10 E15 N10 E40 S10 E70 N45$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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

2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

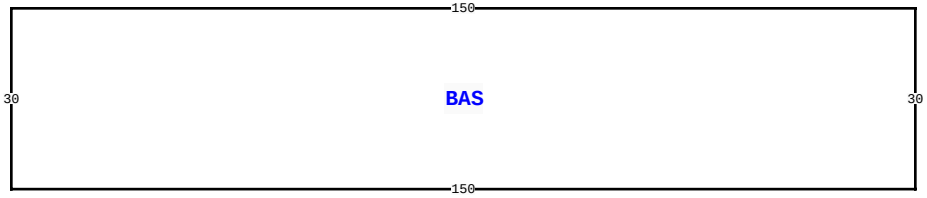
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		32 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	89,319
TOTALS	4,500			4,500	89,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,500	90.6400	27.19	122,355	2003	2003	0	0	0	27.00	73.00

3 WAREH MINI 0% - 0 Heated Area: 4500 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
TOTAL MARKET OB/XF VALUE	92,510
TOTAL LAND VALUE - MARKET	223,020
TOTAL MARKET VALUE	1,666,390
SOH/AGL Deduction	0
ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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
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2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

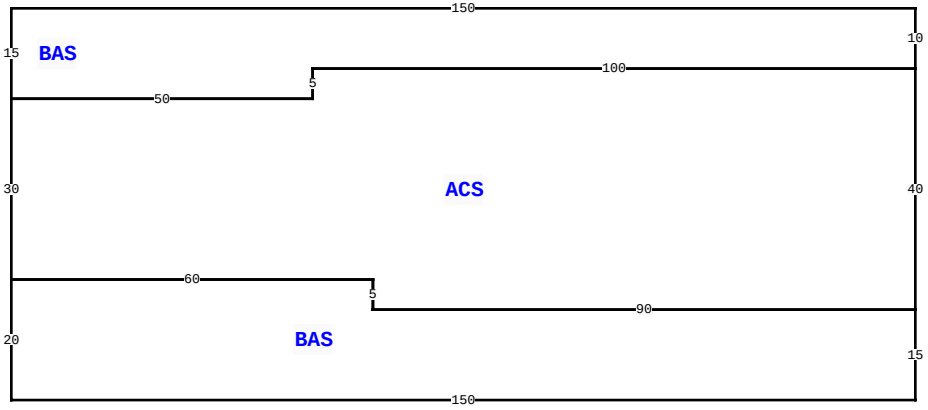
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		58 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	5,450	110		5,995	116,318
BAS	1,750	100		1,750	33,955
BAS	2,550	100		2,550	49,477
TOTALS	9,750			10,295	199,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	10,295	86.2400	25.87	266,332	2004	2004	0	0	0	25.00	75.00

4 WAREH MINI 0% - 0 Heated Area: 9750 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
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TOTAL LAND VALUE - MARKET	223,020
TOTAL MARKET VALUE	1,666,390
SOH/AGL Deduction	0
ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

ACS= N40 BAS= N10 W150 S15 E50 N5 E100$ W100 S5 W50 S30 BAS= S20 E150 N15 W90 N5 W60$ E60 S5 E90$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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
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2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

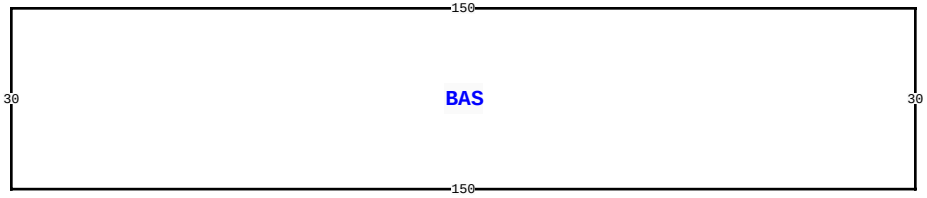
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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		34 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	91,766
TOTALS	4,500			4,500	91,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,500	90.6400	27.19	122,355	2004	2004	0	0	0	25.00	75.00

5 WAREH MINI 0% - 0 Heated Area: 4500 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
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ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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OF A CURVE, NW'LY ALONG CURVE 45

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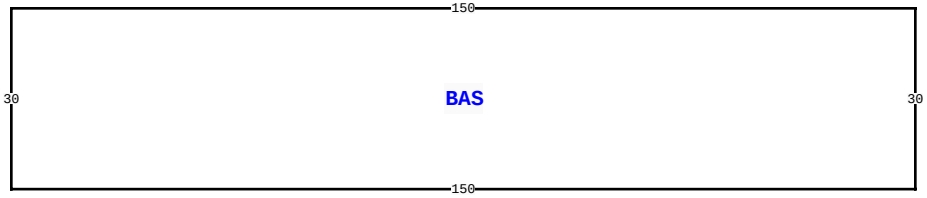
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		34 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	91,766
TOTALS	4,500			4,500	91,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	4,500	90.6400	27.19	122,355	2004	2004	0	0	0	25.00	75.00

6 WAREH MINI 0% - 0 Heated Area: 4500 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
TOTAL MARKET OB/XF VALUE	92,510
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ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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

2027

29-3S-16-02381-001

BUILDING CHARACTERISTICS

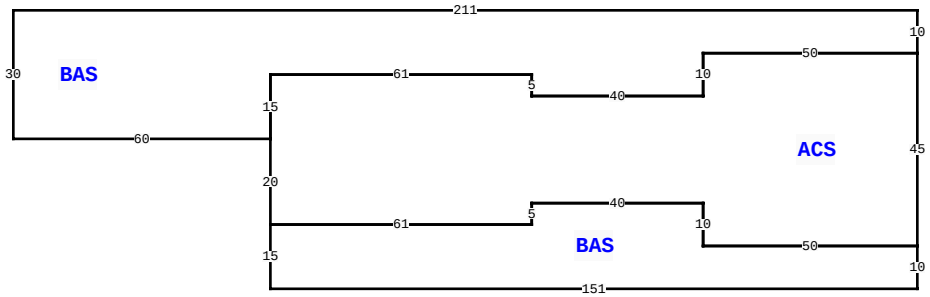
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		70 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	5,385	110		5,924	119,854
BAS	2,215	100		2,215	44,814
BAS	4,015	100		4,015	81,231
TOTALS	11,615			12,154	245,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	12,154	85.3600	25.61	311,264	2006	2006	0	0	0	21.00	79.00

7 WAREH MINI 0% - 0 Heated Area: 11615 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,350,860
TOTAL MARKET OB/XF VALUE	92,510
TOTAL LAND VALUE - MARKET	223,020
TOTAL MARKET VALUE	1,666,390
SOH/AGL Deduction	0
ASSESSED VALUE	1,666,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,666,390
TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W211 S30 E60 ACS= N15 E61 S5 E40 N10 E50 S45 W50 N10 W40 S5 W61 BAS= S15 E151 N10 W50 N10 W40 S5 W61$ N20$ N15 E61 S5 E40 N10 E50 N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY TP Total Acres: 5.31 Total Land Value: 223,020 Market: 0 Agricultural: 0 Common: 223,020 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

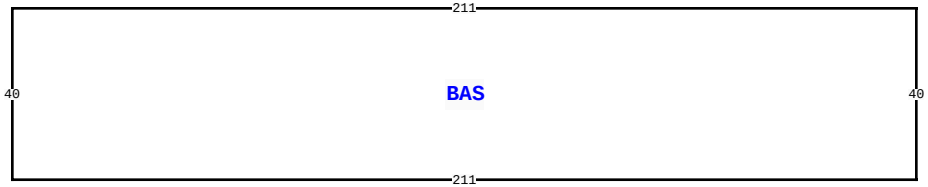
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		54 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,440	100		8,440	174,291
TOTALS	8,440			8,440	174,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	8,440	87.1200	26.14	220,622	2006	2006	0	0	0	21.00	79.00

8 WAREH MINI 0% - 0 Heated Area: 8440 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	1,666,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,666,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W211 S40 E211 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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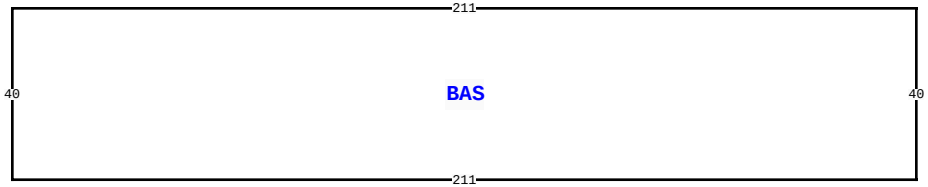
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RMS		0 100
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Condition Adj	03	03 100
Quality	05	05
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MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,440	100		8,440	178,704
TOTALS	8,440			8,440	178,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	8,440	87.1200	26.14	220,622	2007	2007	0	0	0	19.00	81.00

9 WAREH MINI 0% - 0 Heated Area: 8440 HX Base Yr



5919 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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COLUMBIA COUNTY PROPERTY

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INCOME VALUE	
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TOTAL OB/XF 0

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