

COMM 25.20 FT E OF NW COR OF SE1
S 1264.50 FT TO N R/W CR-250, E'
188.93 FT FOR POB, CONT E ALONG

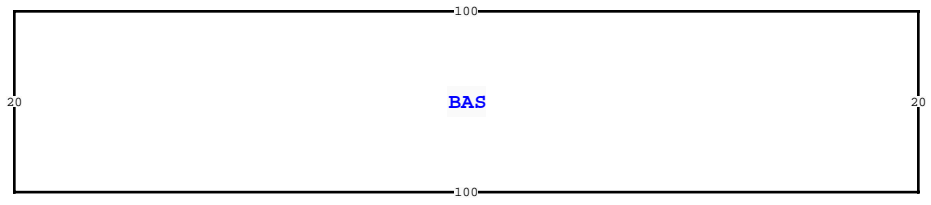
CITADEL I HOLDING COMPANY LLC
28648 BULL GATES
FAIR OAKS RANCH, TX 78015

2026

30-3S-17-05842-002

BUILDING CHARACTERISTICS	
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	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	05 STEEL 100
Story Height	9 100
RMS	0 100
Stories	1. 1. 100
Units	30 100
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		
1	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	30317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	35,620
TOTALS	2,000			2,000	35,620

1143 NW LAKE JEFFERY RD, 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	0260	PAVEMENT-A	0	0	0	0	25,934.00	UT	0.59	0.59	70	1999	1999	3	70	10,620	
2	0140	CLFENCE	6	0	0	0	1,150.00	UT	3.80	3.80	100	1999	1999	3	100	4,370	
3	0260	PAVEMENT-A	0	0	0	0	9,490.00	UT	1.85	1.85	70	2006	2006	3	70	12,290	
4	0260	PAVEMENT-A	0	0	430	20	8,600.00	UT	2.00	2.00	100	2023	2022		100	17,200	

TOTAL OB/XF 44,480

LAND DESCRIPTION																								
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			0.00	0.00	2.31	AC		1.00	1.00	1.00	8,000.00	8,000.00	18,480							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 9
VALUATION BY	Tax Group: 1		STANDARD
BUILDING MARKET VALUE	Tax Dist:		517,449
TOTAL MARKET OB/XF VALUE			44,480
TOTAL LAND VALUE - MARKET			18,480
TOTAL MARKET VALUE			580,409
SOH/AGL Deduction			0
ASSESSED VALUE			580,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,409
TOTAL JUST VALUE			580,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044169	Storage Building	39,600	04/13/2022
000044170	Storage Building	39,600	04/13/2022
000044171	Storage Building	39,600	04/13/2022
3887	COMMERCIAL	405	08/28/2006
3888	COMMERCIAL	333	08/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0947	8/08/2018	WD	Q	I	01	500,000
GRANTOR: LAKE CITY SELF STORAG						
GRANTEE: CITADEL I HOLDING C						
1283/1581	10/23/2014	WD	U	I	12	269,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LAKE CITY SELF STOR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W100 S20 E100 N20\$.

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188.93 FT FOR POB, CONT E ALONG

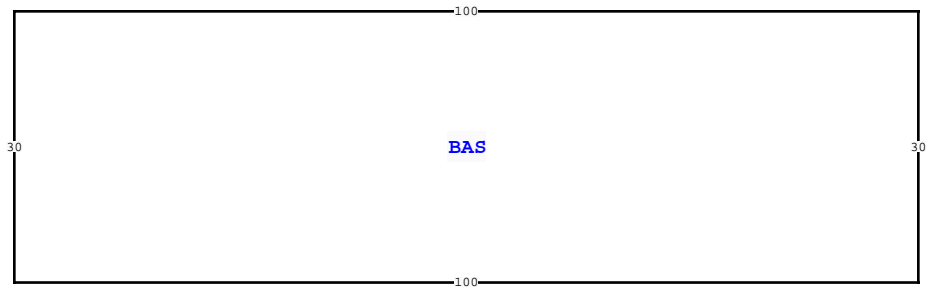
CITADEL I HOLDING COMPANY LLC
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FAIR OAKS RANCH, TX 78015

2026

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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		9 100	
RMS		0 100	
Stories	1.	1. 100	
Units		24 100	
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	3,000	92.4000	27.72	83,160	1999	1999		0	0	35.00	65.00		
2 WAREH MINI		0% - 0	Heated Area: 3000				HX Base Yr							



Quality	05 05				
DOR CODE	4810 MINI STORAGE				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	30317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	54,054
TOTALS	3,000			3,000	54,054

1143 NW LAKE JEFFERY RD, 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	DPH 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 2 of 9	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			517,449
TOTAL MARKET OB/XF VALUE			44,480
TOTAL LAND VALUE - MARKET			18,480
TOTAL MARKET VALUE			580,409
SOH/AGL Deduction			0
ASSESSED VALUE			580,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,409
TOTAL JUST VALUE			580,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0947	8/08/2018	WD Q	Q	I	01	500,000
GRANTOR: LAKE CITY SELF STORAG						
GRANTEE: CITADEL I HOLDING C						
1283/1581	10/23/2014	WD U	U	I	12	269,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LAKE CITY SELF STOR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W100 S30 E100 N30\$.

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Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		9 100	
RMS		0 100	
Stories	1.	1. 100	
Units		16 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4810 MINI STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	
TOTALS	2,000		2,000 43,798

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	92.4000	27.72	55,440	2006	2006	0	0	21.00	79.00	
5 WAREH MINI 0% - 0			Heated Area: 2000			HX Base Yr						

COLUMBIA COUNTY PROPERTY		PAGE 5 of 9	1
VALUATION SUMMARY			
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Tax Group: 1	Tax Dist:		
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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1366/0947	8/08/2018	WD Q	Q	I	01	500,000
GRANTOR: LAKE CITY SELF STORAG						
GRANTEE: CITADEL I HOLDING C						
1283/1581	10/23/2014	WD U	U	I	12	269,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LAKE CITY SELF STOR						

EXTRA FEATURES		1143 NW LAKE JEFFERY RD, LAKE CITY														
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

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W100 S20 E100 N20\$.									

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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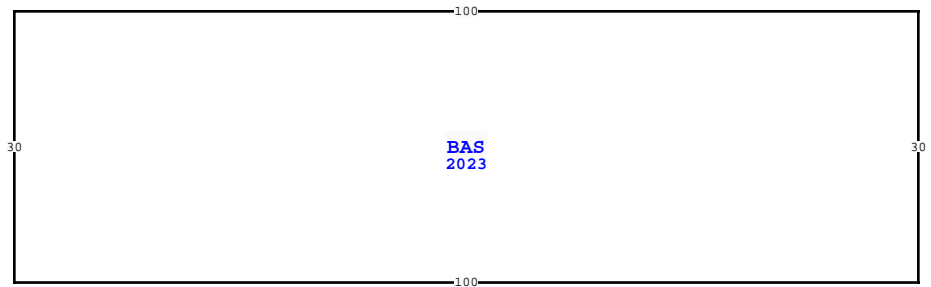
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Plumbing		0 100	
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8	WAREH MINI	0%	- 2023									
				Heated Area: 3000				HX Base Yr				



Quality	05	05			
DOR CODE	4810 MINI STORAGE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	30317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2023	3,000	81,497
TOTALS	3,000			3,000	81,497

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GRANTEE: CITADEL I HOLDING C						
1283/1581	10/23/2014	WD	U	I	12	269,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LAKE CITY SELF STOR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=-10,10] S30 E100 N30 W100 \$

