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

2027

30-3S-17-05842-002

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	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
Quality	05	05
DOR CODE	4810	MINI STORAGE

MAP NUM | MKT AREA 06

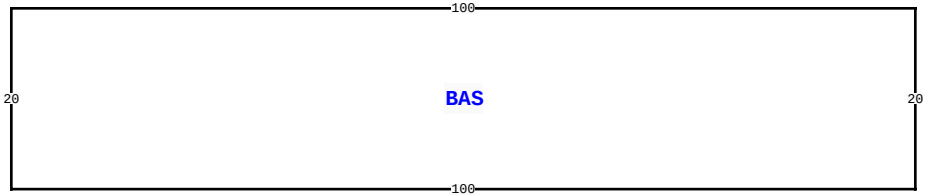
NEIGHBORHOOD/LOC 30317.00 1.00/

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

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	91.3500	27.40	54,800	1999	1999	0	0	0	35.00	65.00

1 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 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	580,409

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$.

LAND DESCRIPTION

TOTAL OB/XF 44,480

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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

2027

30-3S-17-05842-002

BUILDING CHARACTERISTICS

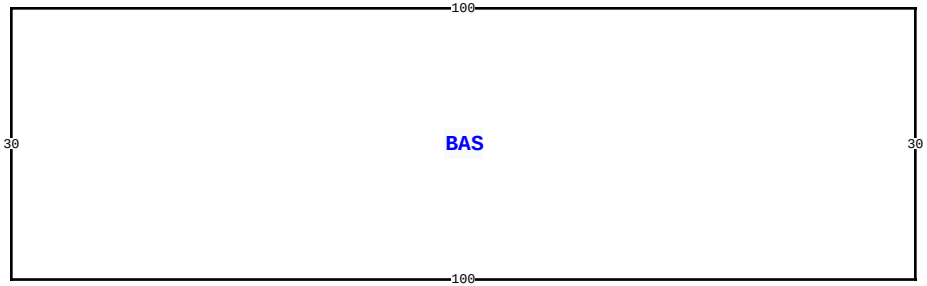
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		24 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	54,054
TOTALS	3,000			3,000	54,054

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	0	35.00	65.00

2 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 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	580,409

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	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 S30 E100 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 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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188.93 FT FOR POB, CONT E ALONG

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28648 BULL GATES
FAIR OAKS RANCH, TX 78015

2027

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BUILDING CHARACTERISTICS

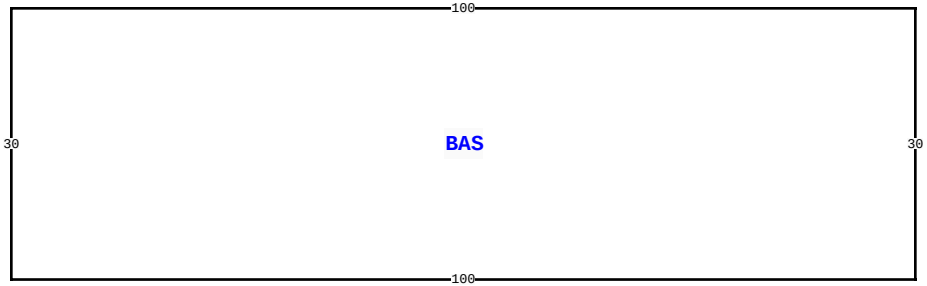
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		24 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	54,054
TOTALS	3,000			3,000	54,054

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	0	35.00	65.00

3 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 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	580,409

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	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 S30 E100 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 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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188.93 FT FOR POB, CONT E ALONG

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28648 BULL GATES
FAIR OAKS RANCH, TX 78015

2027

30-3S-17-05842-002

BUILDING CHARACTERISTICS

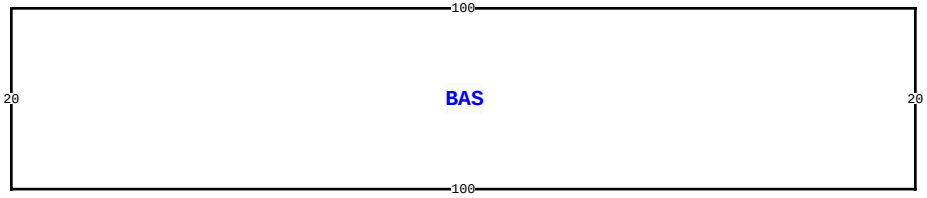
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		20 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	36,036
TOTALS	2,000			2,000	36,036

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	1999	1999	0	0	0	35.00	65.00

4 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 4 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	580,409

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	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$.

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 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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S 1264.50 FT TO N R/W CR-250, E'
188.93 FT FOR POB, CONT E ALONG

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FAIR OAKS RANCH, TX 78015

2027

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BUILDING CHARACTERISTICS

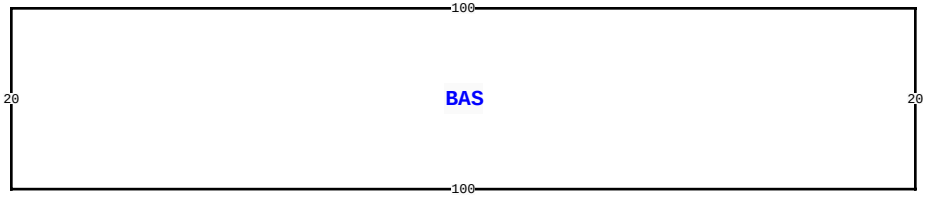
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	43,798
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	0	21.00	79.00

5 WAREH MINI 0% - 0 Heated Area: 2000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	517,449
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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	580,409

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	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$.

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 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

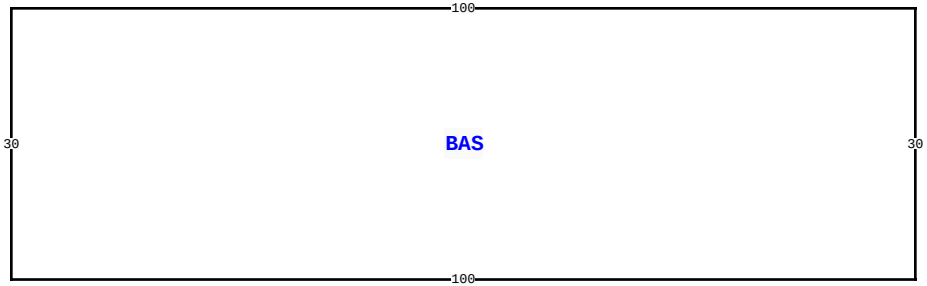
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Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	65,696
TOTALS	3,000			3,000	65,696

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	2006	2006	0	0	0	21.00	79.00

6 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 6 of 9 1

VALUATION SUMMARY

VALUATION BY	STANDARD
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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	580,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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 S30 E100 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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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

2027

30-3S-17-05842-002

BUILDING CHARACTERISTICS

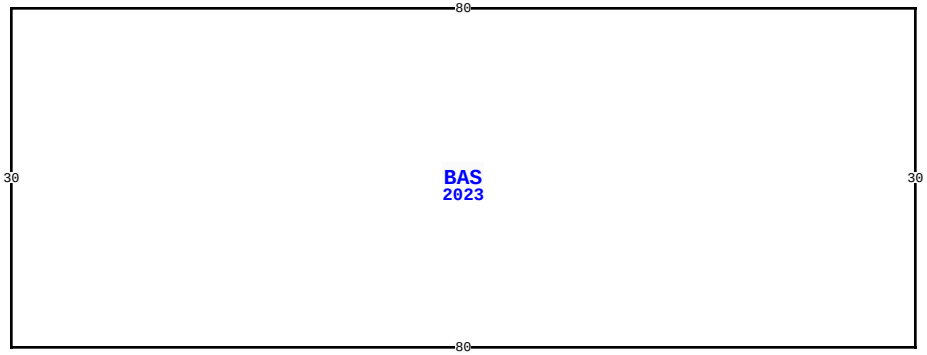
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		14 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2023	2,400	65,197
TOTALS	2,400			2,400	65,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,400	92.4000	27.72	66,528	2022	2022	0	0	0	2.00	98.00

7 WAREH MINI 0% - 2023 Heated Area: 2400 HX Base Yr



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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 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	580,409

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	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=[YR=2023;ORIG=10,10] S30 E80 N30 W80 $
.

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 05/09/2024 BY TP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 11/16/2026 BY SYS

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

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28648 BULL GATES
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BUILDING CHARACTERISTICS

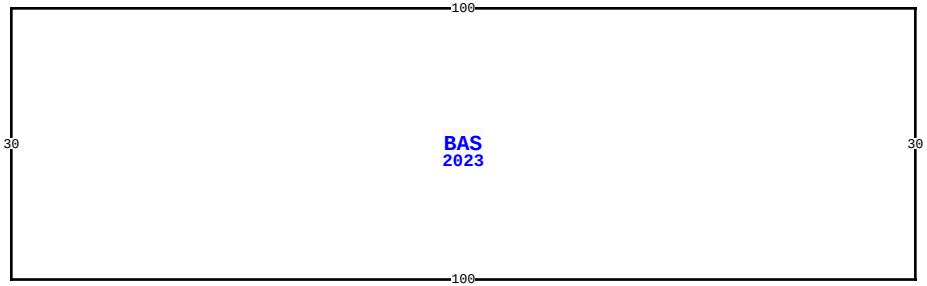
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Exterior Wall	25	MOD METAL 100
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2023	3,000	81,497
TOTALS	3,000			3,000	81,497

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	2022	2022	0	0	0	2.00	98.00

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



1143 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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

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TOTAL JUST VALUE	580,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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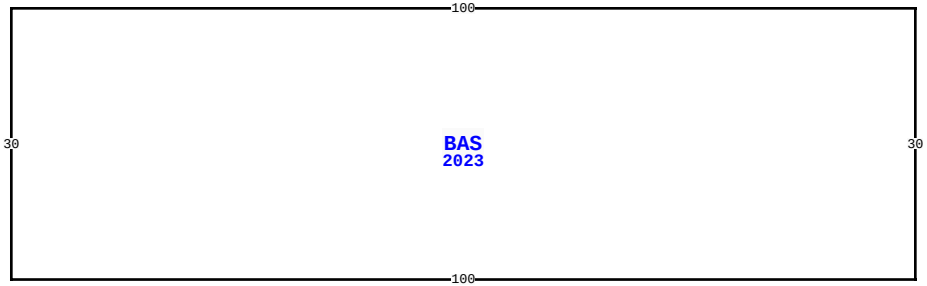
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XF DATE		LAND DATE	
INC DATE		AG DATE	

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