

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

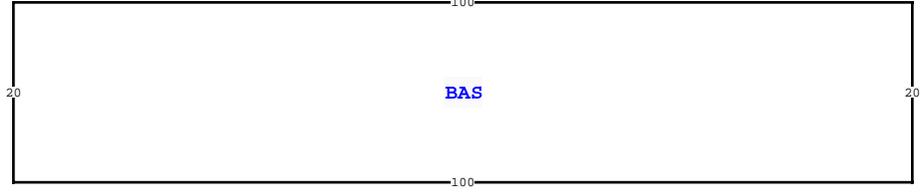
CITADEL I HOLDING COMPANY LLC
28648 BULL GATES
FAIR OAKS RANCH, TX 78015

2026

30-3S-17-05842-002

| BUILDING CHARACTERISTICS | | 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 | 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 |
| BAS | 2,000 | 100 | |
| TOTALS | 2,000 | | 2,000 37,999 |

| 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 | | 58,460 | 1999 | 1999 | 0 | 0 | 35.00 | 65.00 | Heated Area: 2000 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 9 | 1 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 551,987 |
| TOTAL MARKET OB/XF VALUE | | | 44,480 |
| TOTAL LAND VALUE - MARKET | | | 18,480 |
| TOTAL MARKET VALUE | | | 614,947 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 614,947 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 614,947 |
| TOTAL JUST VALUE | | | 614,947 |
| 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 | | | | | | |

| 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 | |

1143 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC 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 |
| 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 | | | | | | | |

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

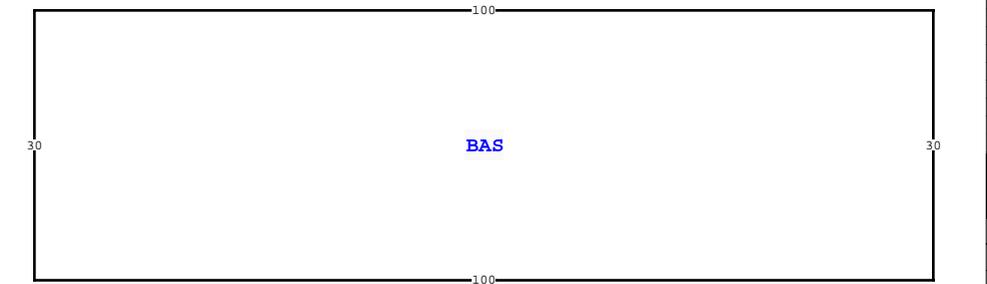
CITADEL I HOLDING COMPANY LLC
28648 BULL GATES
FAIR OAKS RANCH, TX 78015

2026

30-3S-17-05842-002


| BUILDING CHARACTERISTICS | | 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 | | 18 100 | |
| 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 | 29.57 | 88,710 | 2006 | 2006 | 0 | 0 | 21.00 | 79.00 | |



| 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 | 70,081 |
| TOTALS | 3,000 | | | 3,000 | 70,081 |

1143 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| 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 6 of 9 | 1 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 551,987 |
| TOTAL MARKET OB/XF VALUE | | | 44,480 |
| TOTAL LAND VALUE - MARKET | | | 18,480 |
| TOTAL MARKET VALUE | | | 614,947 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 614,947 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 614,947 |
| TOTAL JUST VALUE | | | 614,947 |
| 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\$. |

