

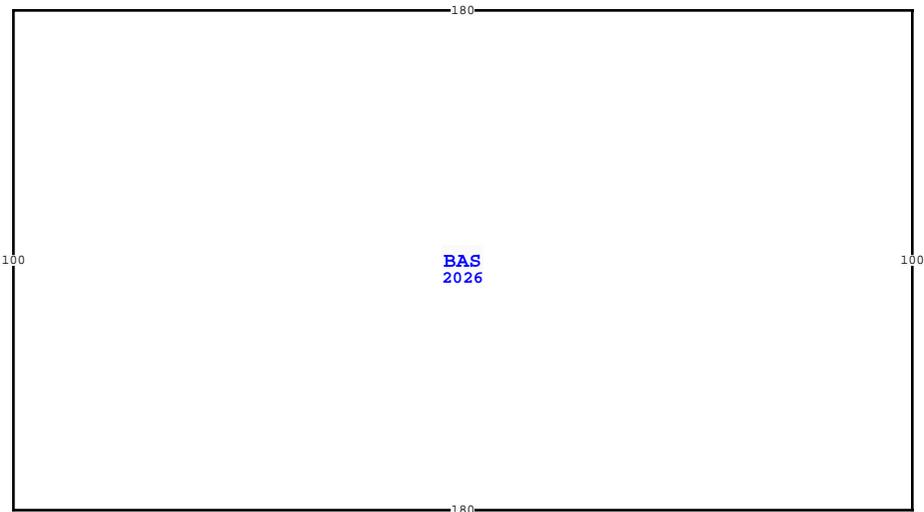
COMM SW COR OF SE1/4 OF NW1/4, R
N 1.88 FT TO N R/W C-250 FOR POB
E 200 FT, S 212.27 FT, W ALONG R

CITADEL I HOLDING COMPANY LLC
726 SOMERSET LANDING LANE
LEAGUE CITY, TX 77573

2026

30-3S-17-05846-000


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	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		N/A 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		N/A 100	
Stories	1.	1. 100	
Units		112 100	
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	18,000	100	2026
TOTALS	18,000		18,000
			528,185

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%	- 2026		533,520	2025	2025	0	0	1.00	99.00
			Heated Area: 18000			HX Base Yr					
											
			TOTALS	18,000			18,000				528,185

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			528,185
TOTAL MARKET OB/XF VALUE			71,320
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			612,505
SOH/AGL Deduction			0
ASSESSED VALUE			612,505
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			612,505
TOTAL JUST VALUE			612,505
NCON VALUE			599,505
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			13,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0157	NEW STORAGE BUILD		06/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0950	8/08/2018	WD	U	I	11	100
GRANTOR: LAKE CITY SELF STORAG						
GRANTEE: CITADEL I HIOLDING						
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	11,160.00	UT	2.00	2.00	100	2026	2025		100	22,320	
2	0140	CLFENCE 6	0	0	0	0	500.00	UT	8.00	8.00	100	2026	2025		100	4,000	
3	0295	SPKLR SYS	0	0	0	0	18,000.00	UT	2.50	2.50	100	2026	2025		100	45,000	

1115 NW LAKE JEFFERY RD, LAKE CITY

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=10,-1] S100 E180 N100 W180 \$									

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							