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

2027

30-3S-17-05846-000

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	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

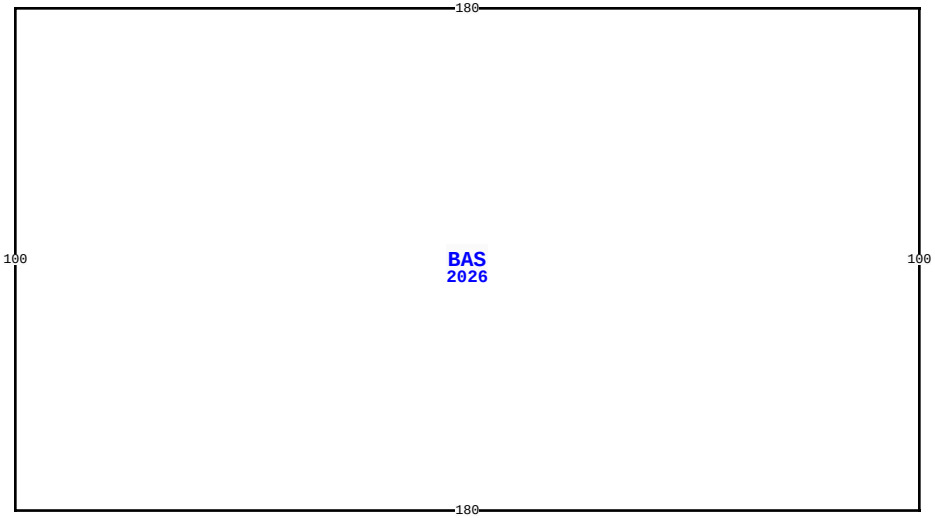
DOR CODE	4810	MINI STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,000	100	2026	18,000	528,185
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
8300	06	18,000	98.8000	29.64	533,520	2025	2025	0	0	0	1.00	99.00

1 WAREH MINI 0% - 2026 Heated Area: 18000 HX Base Yr



1115 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	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	

COLUMBIA COUNTY PROPERTY

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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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,505

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 71,320

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

REVIEW DATE 08/05/2025 BY ME Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS