

BLOCKS 7 & 8, EX BEG SW COR OF
 BLK 8, RUN N 327 FT, E 204.75
 FT, S 310.10 FT, W 210 FT TO

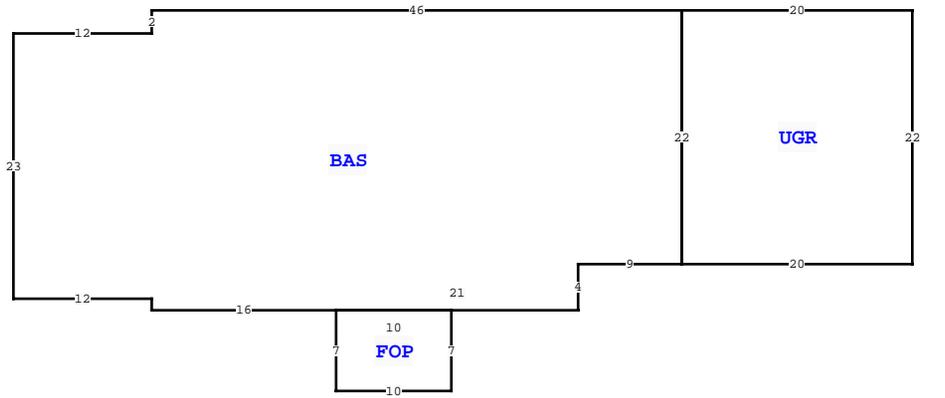
MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC
 442 SW SAINT MARGARET ST
 LAKE CITY, FL 32025

2026

34-3S-17-06969-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	4801 WAREHOUSE/STOR/SFR		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,436	100	
FOP	70	30	
UGR	440	45	
TOTALS	1,946		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,655	118.5800	135.18	223,723	1951	1951	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1436 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 14	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			1,384,086
TOTAL MARKET OB/XF VALUE			111,869
TOTAL LAND VALUE - MARKET			443,837
TOTAL MARKET VALUE			1,939,792
SOH/AGL Deduction			0
ASSESSED VALUE			1,939,792
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,939,792
TOTAL JUST VALUE			1,939,792
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,891,423

PRCL:0:1: DOR 2008 IDS
 SALE:2:1: 0.16 AC ADDED TO EXISTING 6 AC
 SALE:1:1: SALE WAY HIGH, NEEDS CHECKING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054880	Roof Replacement	9,680	01/26/2026
000054414	New Commercial Co	150,000	11/06/2025
000054415	New Commercial Co	150,000	11/06/2025
26826	MAINT/ALTR	25	03/06/2008
22925	COMMERCIAL	1,300	03/18/2005
12146	STORAGE	375	02/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/2233	9/30/2011	WD	U	I	11	2,000
GRANTOR: C F & JONELL DOUGLAS						
GRANTEE: MINI-STORAGE & RECO						
0906/0765	7/13/2000	WD	Q	I	01	550,000
GRANTOR: C F & JONELL DOUGLAS						
GRANTEE: MINI-STORAGE & RECO						

EXTRA FEATURES		277 SE LLEWELLYN AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	1.30
3	0140	CLFENCE 6	9.50
4	9947	Septic	3,000.00
5	0260	PAVEMENT-A	1.85
6	0285	SALVAGE	0.00
7	0260	PAVEMENT-A	1.85
8	0120	CLFENCE 4	0.00
9	0070	CARPORT UF	0.00
10	0296	SHED METAL	0.00

TOTAL OB/XF												111,869				
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0260	PAVEMENT-A	0	0	0	17,660.00	UT	1.30	1.30	100	0	0	3	100	22,870	
3	0140	CLFENCE 6	0	0	0	1,360.00	UT	9.50	9.50	100	1997	1997	3	100	12,920	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0260	PAVEMENT-A	0	0	0	18,200.00	UT	1.85	1.85	100	2000	2000	3	100	33,670	
6	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
7	0260	PAVEMENT-A	0	0	0	20,529.00	UT	1.85	1.85	100	2005	2005	3	100	37,979	
8	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
9	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
10	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W46 S2 W12 S23 E12 S1 E16 FOP= S7 E10 N7 W10\$ E21 N4 E9
 UGR= E20 N22 W20 S22\$ N22\$.

LAND DESCRIPTION		TOTAL OB/XF															111,869							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		ILW	0.00	0.00	218,671.00	SF		1.00	1.00	1.25	1.35	1.69	369,007							
2	0100	C	SFR	0		ILW	0.00	0.00	59,864.00	SF		1.00	1.00	1.25	1.00	1.25	74,830							

BLOCKS 7 & 8, EX BEG SW COR OF
 BLK 8, RUN N 327 FT, E 204.75
 FT, S 310.10 FT, W 210 FT TO

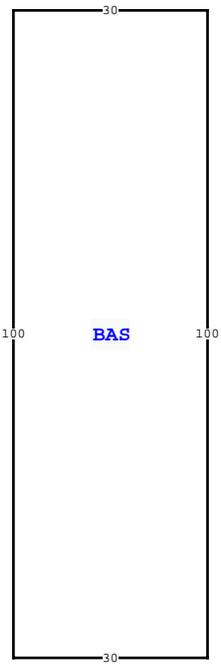
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Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floop	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		40 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4801 WAREHOUSE/STOR/SFR		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,000	100	
TOTALS	3,000		3,000 53,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	WAREH	MINI	0% - 0		88,710	1997	1997	0	0	40.00	60.00	
				Heated Area: 3000								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 3 of 14	2
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Tax Group: 2	Tax Dist:		
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GRANTEE: MINI-STORAGE & RECO						
0906/0765	7/13/2000	WD	Q	I	01	550,000
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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
277 SE LLEWELLYN AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
04/27/2022 MLU																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S100 E30 N100\$.	

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

