

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

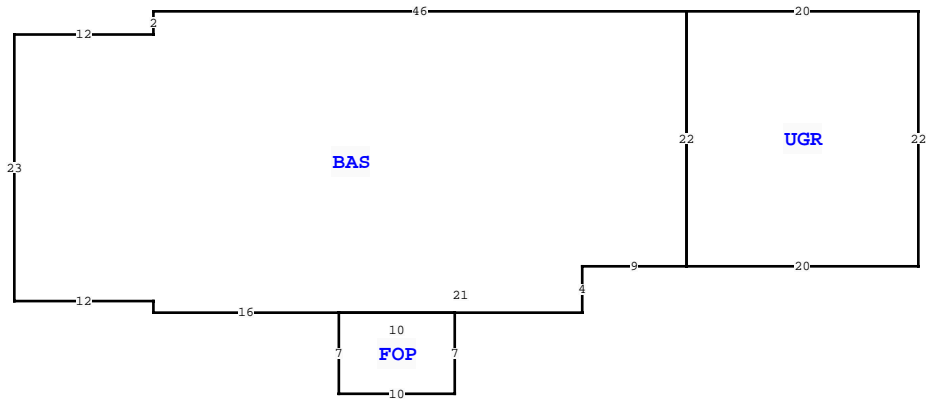
MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC  
 442 SW SAINT MARGARET ST  
 LAKE CITY, FL 32025

**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	132.81	219,801	1951	1951	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1436 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 14
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,304,084	
TOTAL MARKET OB/XF VALUE		111,869	
TOTAL LAND VALUE - MARKET		559,668	
TOTAL MARKET VALUE		1,975,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,975,621	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,975,621	
TOTAL JUST VALUE		1,975,621	
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 / V / I / RSN CD
1222/2233	9/30/2011	WD U	I 11
GRANTOR: C F & JONELL DOUGLAS			
GRANTEE: MINI-STORAGE & RECO			
0906/0765	7/13/2000	WD Q	I 01
GRANTOR: C F & JONELL DOUGLAS			
GRANTEE: MINI-STORAGE & RECO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W46 S2 W12 S23 E12 S1 E16 FOP= S7 E10 N7 W10 S E21 N4 E9			
UGR= E20 N22 W20 S22 S N22 S.			

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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	17,660.00	UT	1.30	1.30	100	0
3	0140	CLFENCE 6	0	0	0	1,360.00	UT	9.50	9.50	100	1997
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	
5	0260	PAVEMENT-A	0	0	0	18,200.00	UT	1.85	1.85	100	2000
6	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2004
7	0260	PAVEMENT-A	0	0	0	20,529.00	UT	1.85	1.85	100	2005
8	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2012
9	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2012
10	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012
TOTAL OB/XF 111,869											

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CLAS
1	4810	MINI STORAGE	C
2	0100	SFR	C

L N	USE CODE	CLAS	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	1.50	1.88	410,008							
2	0100	C	SFR	0		ILW	0.00	0.00	59,864.00	SF		1.00	1.00	1.25	2.00	2.50	149,660							















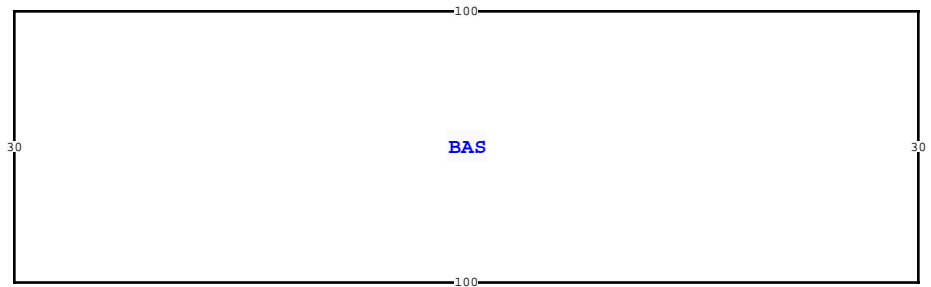
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**2026**

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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		10 100	
RMS		0 100	
Stories	1.	1. 100	
Units		24 100	
Condition Adj	04	04 100	
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 61,285

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
9	WAREH MINI	0%	0									
				Heated Area: 3000			HX Base Yr					
												
				TOTALS	3,000		3,000	61,285				

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION												TOTAL OB/XF												
L	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

COLUMBIA COUNTY PROPERTY		PAGE 9 of 14	2
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W100 S30 E100 N30\$.









