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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

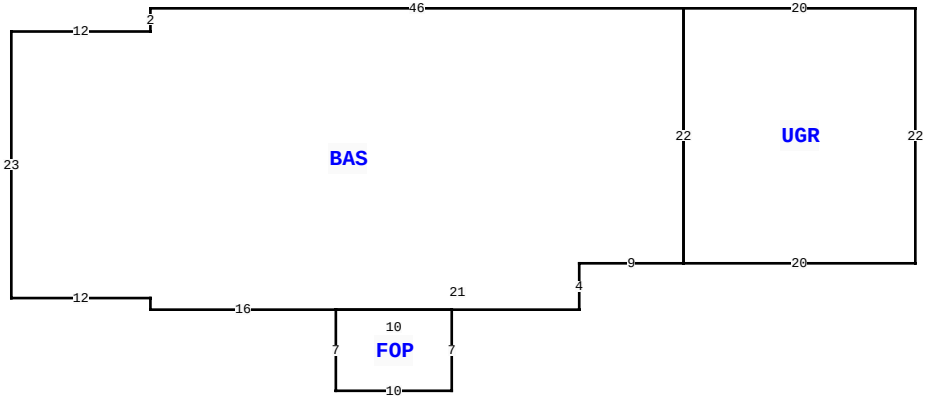
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100		1,436	121,753
FOP	70	30		21	1,780
UGR	440	45		198	16,788
TOTALS	1,946			1,655	140,321

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	130.44	215,878	1951	1951	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1436 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0260	PAVEMENT-A	0	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	0	1,360.00	UT	9.50	9.50	100	1997	1997	3	100	12,920	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0260	PAVEMENT-A	0	0	0	0	18,200.00	UT	1.85	1.85	100	2000	2000	3	100	33,670	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
7	0260	PAVEMENT-A	0	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	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 111,869

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		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							

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S2 W12 S23 E12 S1 E16FOP= S7 E10 N7 W10$ E21 N4 E9
UGR= E20 N22 W20 S22$ N22$.

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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2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

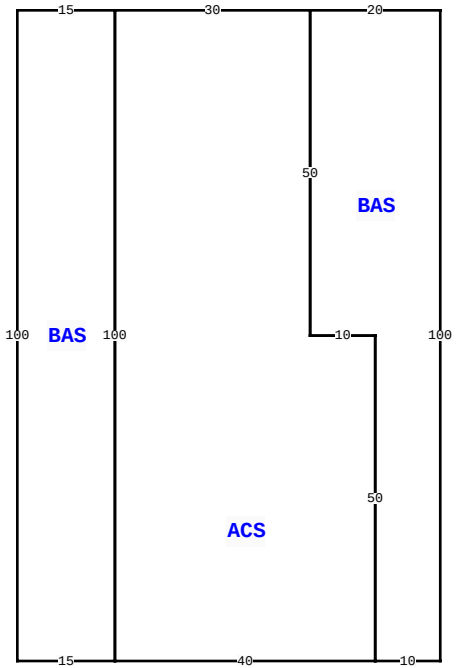
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		52 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	3,500	110		3,850	61,585
BAS	1,500	100		1,500	23,994
BAS	1,500	100		1,500	23,994
TOTALS	6,500			6,850	109,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	6,850	88.8800	26.66	182,621	1997	1997	0	0	0	40.00	60.00

2 WAREH MINI 0% - 0 Heated Area: 6500 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 ACS= W30 BAS= W15 S100 E15 N100$ S100 E40 N50 W10 N50$ S50 E10 S50 E10 N100$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

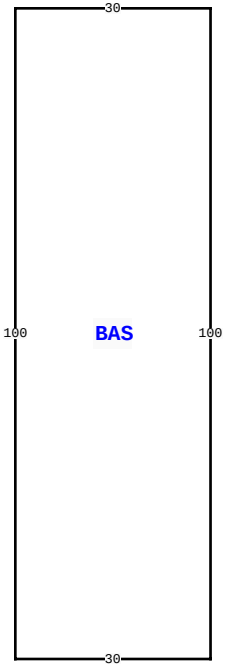
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	49,896
TOTALS	3,000			3,000	49,896

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	27.72	83,160	1997	1997	0	0	0	40.00	60.00

3 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S100 E30 N100$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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
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2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

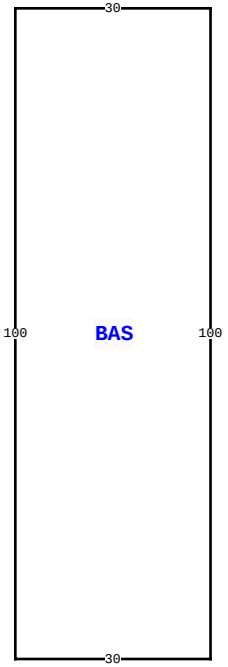
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		20 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	52,391
TOTALS	3,000			3,000	52,391

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	27.72	83,160	1998	1998	0	0	0	37.00	63.00

4 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S100 E30 N100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

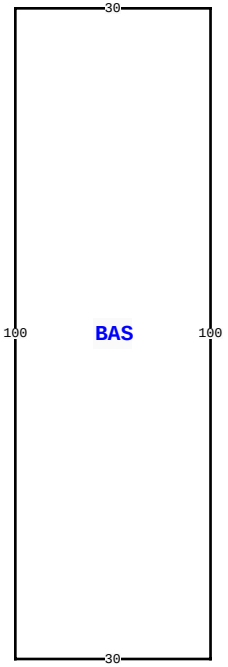
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		20 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	52,391
TOTALS	3,000			3,000	52,391

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	27.72	83,160	1998	1998	0	0	0	37.00	63.00

5 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
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TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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= W30 S100 E30 N100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

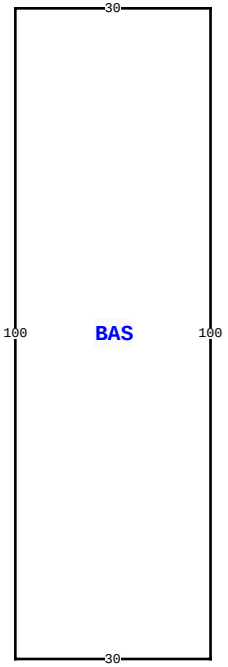
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Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		26 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4801	WAREHOUSE/STOR/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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TOTALS	3,000			3,000	52,391

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	27.72	83,160	1998	1998	0	0	0	37.00	63.00

6 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S100 E30 N100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

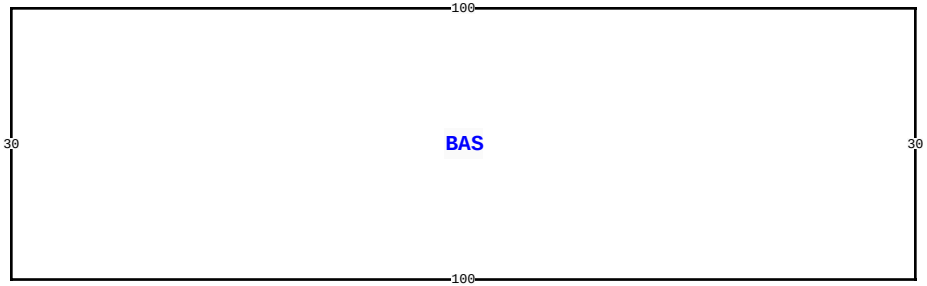
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		18 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	61,285
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
8300	06	3,000	101.6400	30.49	91,470	2000	2000	0	0	0	33.00	67.00

7 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S30 E100 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

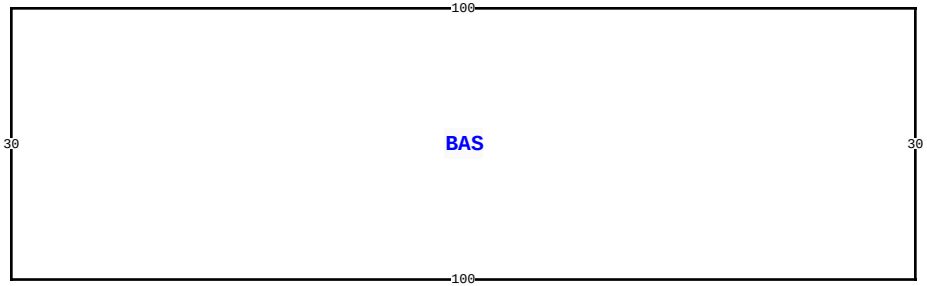
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		23 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	61,285
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
8300	06	3,000	101.6400	30.49	91,470	2000	2000	0	0	0	33.00	67.00

8 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S30 E100 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

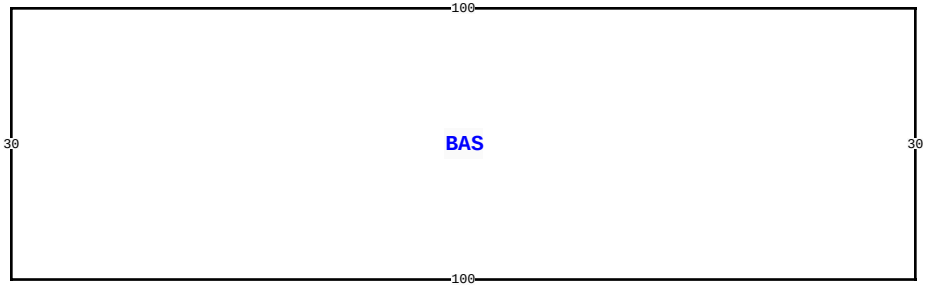
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	61,285
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
8300	06	3,000	101.6400	30.49	91,470	2000	2000	0	0	0	33.00	67.00

9 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S30 E100 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

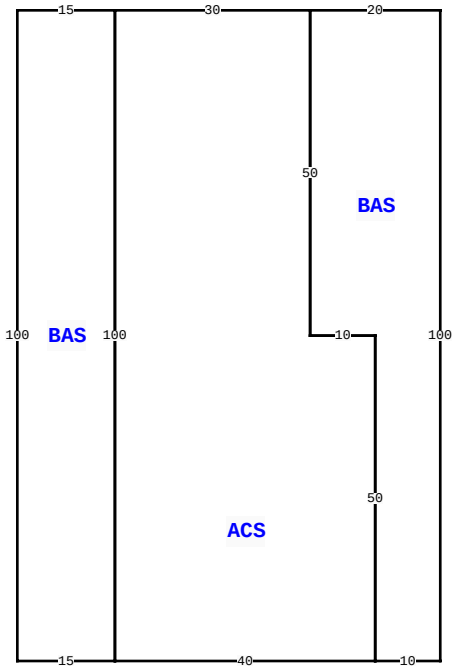
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		52 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	3,500	110		3,850	75,657
BAS	1,500	100		1,500	29,477
BAS	1,500	100		1,500	29,477
TOTALS	6,500			6,850	134,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	6,850	97.7680	29.33	200,910	2000	2000	0	0	0	33.00	67.00

10 WAREH MINI 0% - 0 Heated Area: 6500 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 10 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

ACS= W30 BAS= W15 S100 E15 N100$ S100 E40 BAS= E10 N100 W20 S50 E10 S50$ N50 W10 N50$.

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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442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

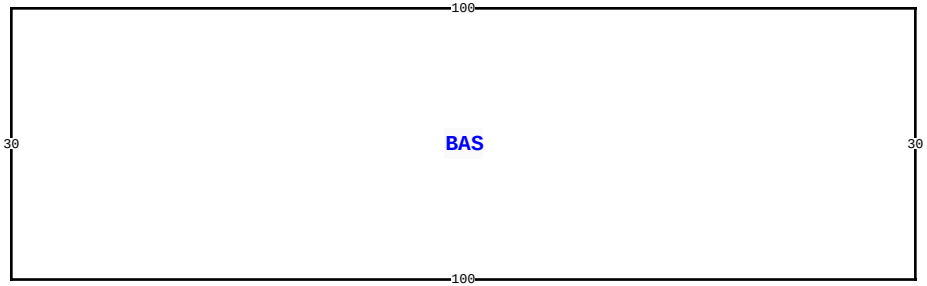
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		34 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	74,603
TOTALS	3,000			3,000	74,603

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	120.1200	36.04	108,120	2001	2001	0	0	0	31.00	69.00

11 WAREH MINI 0% - 0 Heated Area: 3000 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S30 E100 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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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442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

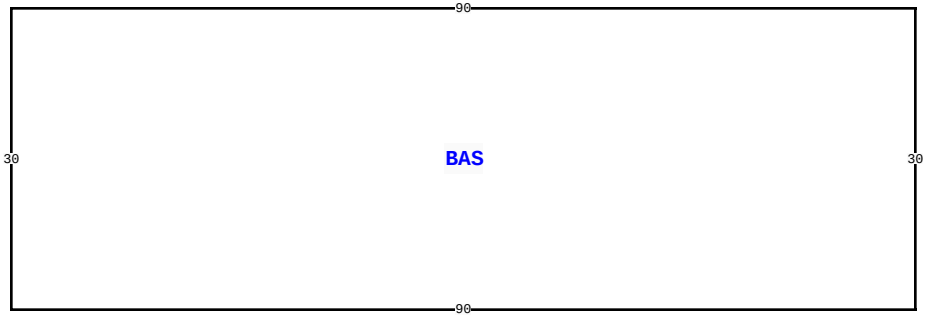
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		33 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100		2,700	74,927
TOTALS	2,700			2,700	74,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,700	120.1200	36.04	97,308	2005	2005	0	0	0	23.00	77.00

12 WAREH MINI 0% - 0 Heated Area: 2700 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 14 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,301,534
TOTAL MARKET OB/XF VALUE	111,869
TOTAL LAND VALUE - MARKET	559,668
TOTAL MARKET VALUE	1,973,071
SOH/AGL Deduction	0
ASSESSED VALUE	1,973,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S30 E90 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2021 BY ME Total Acres: 6.39 Total Land Value: 559,668 Market: 0 Agricultural: 0 Common: 559,668 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-17-06969-000

BUILDING CHARACTERISTICS

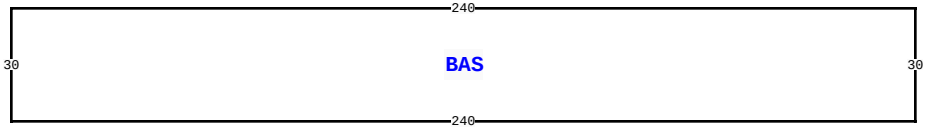
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		51 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100		7,200	190,270
TOTALS	7,200			7,200	190,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,200	114.4000	34.32	247,104	2005	2005	0	0	0	23.00	77.00

13 WAREH MINI 0% - 0 Heated Area: 7200 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,973,071
TOTAL JUST VALUE	1,973,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,975,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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= W240 S30 E240 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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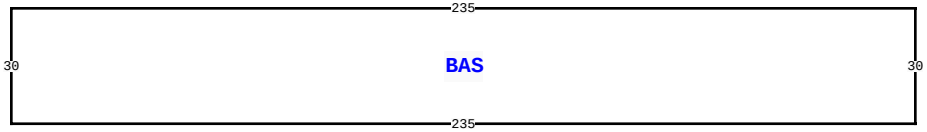
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Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		48 100
Condition Adj	04	04 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,050	100		7,050	186,306
TOTALS	7,050			7,050	186,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	7,050	114.4000	34.32	241,956	2005	2005	0	0	0	23.00	77.00

14 WAREH MINI 0% - 0 Heated Area: 7050 HX Base Yr



277 SE LLEWELLYN AVE, LAKE CITY

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XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	1,973,071
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GRANTOR: C F & JONELL DOUGLAS						
GRANTEE: MINI-STORAGE & RECO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W235 S30 E235 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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