LOT 6 GATEWAY CROSSING S/D.
WD 1476-1154,

U-HAUL CO. OF FLORIDA
2727 N CENTRAL AVE
PHOENIX, AZ 85142

2026

35-3S-16-02524-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

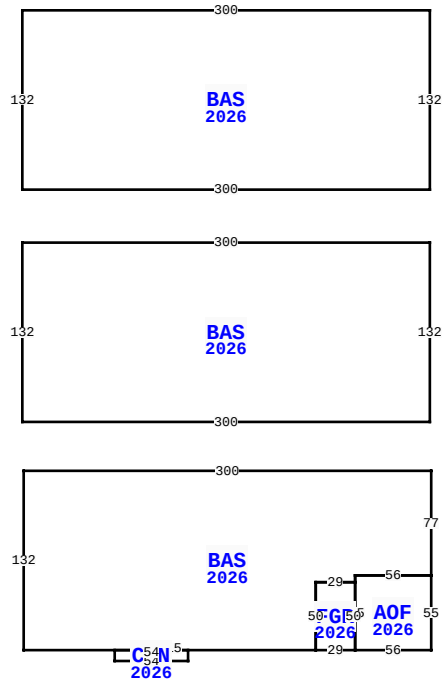
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 70
Exterior Wall	22	PRECAST PN 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		N/A 100
Stories	3.	3. 100
Units		1179 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,080	150	2026	4,620	184,690
BAS	35,070	100	2026	35,070	1,401,966
BAS	39,600	100	2026	39,600	1,583,058
BAS	39,600	100	2026	39,600	1,583,058
CAN	432	30	2026	130	5,197
FGR	1,450	70	2026	1,015	40,576
TOTALS	119,232			120,035	4,798,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	120,035	126.1980	40.38	4,847,013	2025	2025	0	0	0	1.00	99.00

1 WAREH MINI 0% - 2026 Heated Area: 117350 HX Base Yr



324 NW CENTURION CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,858,277
TOTAL MARKET OB/XF VALUE	663,115
TOTAL LAND VALUE - MARKET	2,723,700
TOTAL MARKET VALUE	9,245,092
SOH/AGL Deduction	0
ASSESSED VALUE	9,245,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,245,092
TOTAL JUST VALUE	9,245,092
NCON VALUE	6,521,392
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,723,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0528	NEW UHAUL STORAGE		07/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1154	9/26/2022	WD	Q	V	01	2,600,000

GRANTOR: GWC DEVELOPMENT PARTN
GRANTEE: U-HAUL CO. OF FLORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-500,-159] S132 E300 N132 W300 $
BAS=[YR=2026;ORIG=-500,12] S132 E300 N132 W300 $
BAS=[YR=2026;ORIG=-499,180] S132 E215 N50 E29 N5 E56 N77 W300 $
AOF=[YR=2026;ORIG=-255,257] S55 E56 N55 W56 $
FGR=[YR=2026;ORIG=-284,262] S50 E29 N50 W29 $
CAN=[YR=2026;ORIG=-432,312] S8 E54 N8 W54 $
.

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	810.00	UT	4.00	4.00	100	2026	2025		100	3,240	
2	0260	PAVEMENT-A	0	0	0	0	127,095.00	UT	2.00	2.00	100	2026	2025		100	254,190	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2026	2025		100	3,000	
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2026	2025		100	7,500	
5	0100	ELEV.PASS	0	0	0	0	1.00	UT	33,500.00	33,500.00	100	2026	2025		100	33,500	
6	0100	ELEV.PASS	0	0	0	0	1.00	UT	33,500.00	33,500.00	100	2026	2025		100	33,500	
7	0295	SPKLR SYS	0	0	0	0	117,350.00	UT	2.50	2.50	100	2026	2025		100	293,375	
8	0295	SPKLR SYS	0	0	0	0	13,924.00	UT	2.50	2.50	100	2026	2025		100	34,810	

LAND DESCRIPTION

TOTAL OB/XF 663,115

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	259,400.00	SF		1.00	1.00	0.70	15.00	10.50	2,723,700							

REVIEW DATE 01/08/2026 BY ME Total Acres: 5.96 Total Land Value: 2,723,700 Market: 0 Agricultural: 0 Common: 2,723,700 PRINTED 05/08/2026 BY SYS

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BUILDING CHARACTERISTICS

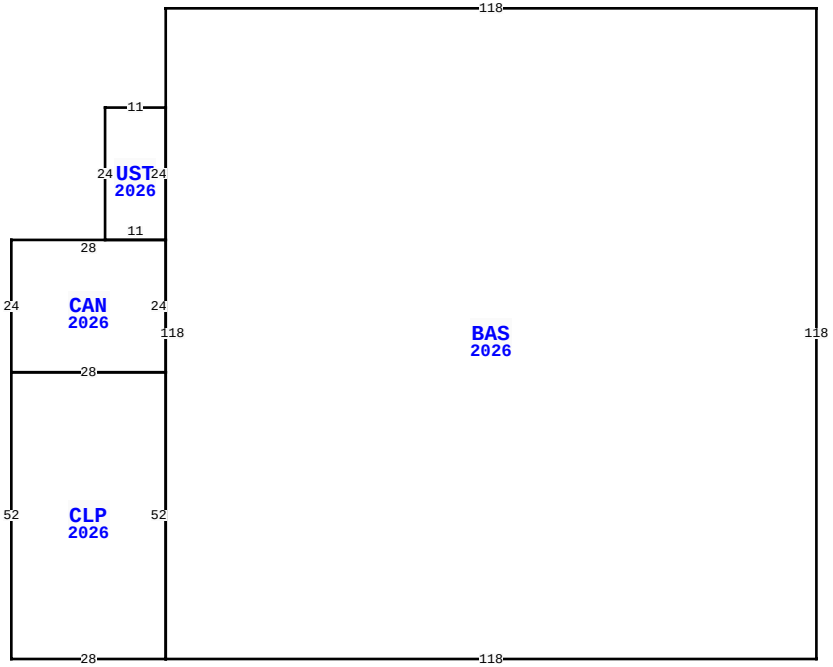
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		48 100
RMS		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,924	100	2026	13,924	975,134
CAN	672	30	2026	202	14,146
CLP	1,456	60	2026	874	61,209
UST	264	50	2026	132	9,245
TOTALS	16,316			15,132	1,059,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	15,132	176.8498	70.74	1,070,438	2025	2025	0	0	0	1.00	99.00

2 PREF M B A 0% - 2026 Heated Area: 13924 HX Base Yr



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1476/1154	9/26/2022	WD	Q	V	01	2,600,000

GRANTOR: GWC DEVELOPMENT PARTN
GRANTEE: U-HAUL CO. OF FLORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,-10] S118 E118 N118 W118 $
CLP=[YR=2026;ORIG=2,56] S52 E28 N52 W28 $
CAN=[YR=2026;ORIG=2,32] S24 E28 N24 W28 $
UST=[YR=2026;ORIG=19,8] S24 E11 N24 W11 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/08/2026 BY ME Total Acres: 5.96 Total Land Value: 2,723,700 Market: 0 Agricultural: 0 Common: 2,723,700 PRINTED 05/08/2026 BY SYS