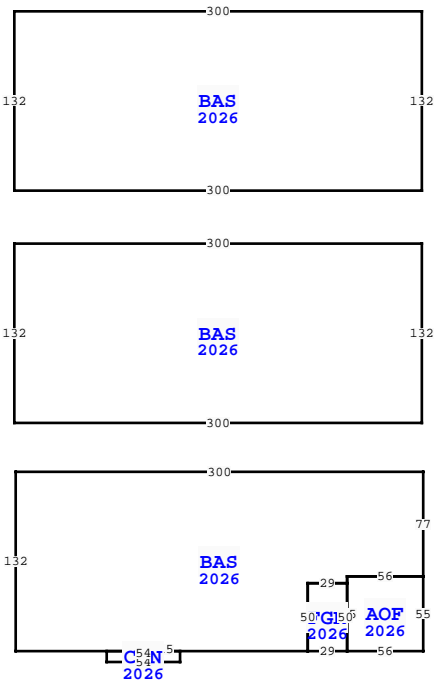


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL	70		
Exterior Wall	22	PRECAST PN	30		
Roof Structure	09	RIDGE FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	03	CONC FINSH	100		
Ceiling	03	PART.FIN.	100		
Air Condition	06	ENG CENTRL	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	176,458
BAS	35,070	100	2026	35,070	1,339,471
BAS	39,600	100	2026	39,600	1,512,490
BAS	39,600	100	2026	39,600	1,512,490
CAN	432	30	2026	130	4,965
FGR	1,450	70	2026	1,015	38,767
TOTALS	119,232			120,035	4,584,640

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	WAREH MINI	0%	- 2026		Heated Area: 117350					HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		5,627,745	
TOTAL MARKET OB/XF VALUE		663,115	
TOTAL LAND VALUE - MARKET		2,723,700	
TOTAL MARKET VALUE		9,014,560	
SOH/AGL Deduction		0	
ASSESSED VALUE		9,014,560	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		9,014,560	
TOTAL JUST VALUE		9,014,560	
NCON VALUE		6,290,860	
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	Q	V	01	2,600,000
GRANTOR: GWC DEVELOPMENT PARTN						
GRANTEE: U-HAUL CO. OF FLORI						

EXTRA FEATURES															324 NW CENTURION CT, LAKE CITY		
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	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	
TOTAL OB/XF 663,115																	

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 \$			

LAND DESCRIPTION																								
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
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							

WD 1476-1154,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	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

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	183.2419	69.63	1,053,641	2025	2025	0	0	1.00	99.00		
2 PREF M B A 0% - 2026 Heated Area: 13924 HX Base Yr													

TOTALS	16,316		15,132	1,043,105									
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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	959,833
CAN	672	30	2026	202	13,924
CLP	1,456	60	2026	874	60,248
UST	264	50	2026	132	9,099

EXTRA FEATURES																
324 NW CENTURION CT, LAKE CITY																
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														
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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			5,627,745
TOTAL MARKET OB/XF VALUE			663,115
TOTAL LAND VALUE - MARKET			2,723,700
TOTAL MARKET VALUE			9,014,560
SOH/AGL Deduction			0
ASSESSED VALUE			9,014,560
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			9,014,560
TOTAL JUST VALUE			9,014,560
NCON VALUE			6,290,860
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,723,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1154	9/26/2022	WD Q	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 \$	