COMM 25.20 FT E OF NW COR OF SE1
S 1264.50 FT TO N R/W CR-250, E'
188.93 FT FOR POB, CONT E ALONG

CITADEL I HOLDING COMPANY LLC
726 SOMERSET LANDING LANE
LEAGUE CITY, TX 77573

2022

30-3S-17-05842-002

COLUMBIA COUNTY PROPERTY PAGE 1 of 6 1

BUILDING CHARACTERISTICS

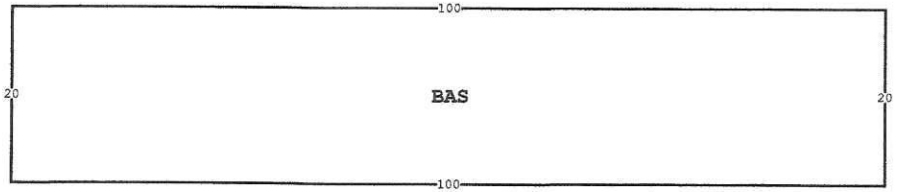
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		30 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4810	MINI STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD	30317.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	32,193
TOTALS	2,000		2,000	32,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,000	88.2000	22.05	44,100	1999	1999	0	0	0	27.00	73.00

1 WAREH MINI - 0% - 0 HX Base Yr



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	258,417
TOTAL MARKET OB/XF VALUE	28,572
TOTAL LAND VALUE - MARKET	18,480
TOTAL MARKET VALUE	305,469
SOH/AGL Deduction	0
ASSESSED VALUE	305,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,469
TOTAL JUST VALUE	305,469
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0947	8/08/2018	WD	Q	I	01	500,000
GRANTOR: LAKE CITY SELF STORAG						
GRANTEE: CITADEL I HOLDING C						
1283/1581	10/23/2014	WD	U	I	12	269,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LAKE CITY SELF STOR						

1143 NW LAKE JEFFERY Rd, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND 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	0260	PAVEMENT-A	0	0	0	0	25,934.00	UT	0.59	0.59	70	1999	1999	3	70	10,620	
2	0140	CLFENCE 6	0	0	0	0	1,490.00	UT	3.80	3.80	100	1999	1999	3	100	5,662	
3	0260	PAVEMENT-A	0	0	0	0	9,490.00	UT	1.85	1.85	70	2006	2006	3	70	12,290	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S20 E100 N20$.

LAND DESCRIPTION

TOTAL OB/XF 28,572

LN	USE CODE	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	MINI STORAGE	0			0.00	0.00	2.31	AC		1.00	1.00	1.00	8,000.00	8,000.00	18,480							

REVIEW DATE 11/16/2015 BY DFRP Total Acres: 2.31 Total Land Value: 18,480 Market: 0 Agricultural: 0 Common: 18,480 PRINTED 03/10/2022