PT OF LOT 95
IN OR 1953/109
ESMT PT OR 1553/1182

AMSDELL STORAGE VENTURES XIII/
20445 EMERALD PKWY DR SW, SUITE 220
CLEVELAND, OH 44135

2023

00-00-30-044B-0095-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		640 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

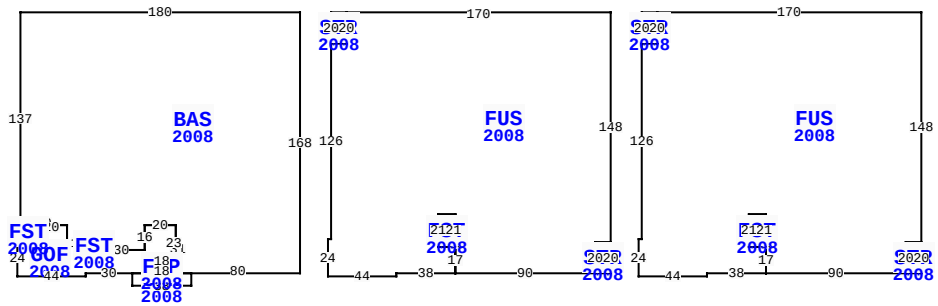
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,820	100	27,820	1,470,288
CAN	304	30	91	4,809
FOP	144	50	72	3,806
FST	30	70	21	1,110
FST	80	70	56	2,960
FST	231	70	162	8,561
FST	231	70	162	8,561
FUS	29,741	100	29,741	1,571,813
FUS	29,741	100	29,741	1,571,813
GOF	2,298	210	4,826	255,054
TOTALS	91,420		92,772	4,903,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4814	06	92,772	93.9751	62.73	5,819,588	2008	2008	0	0	0	15.75	84.25

1 MINI MULTI – 0% - 0 Heated Area: 89600 HX Base Yr



** This building has 14 Sub-Areas

2641 BAILEY RD, FERNANDINA BEACH

BLD DATE	03/05/2021	KK	LGL DATE	
XF DATE	03/05/2021	KK	LAND DATE	03/05/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	4,903,003
TOTAL MARKET OB/XF VALUE	187,826
TOTAL LAND VALUE - MARKET	712,749
TOTAL MARKET VALUE	5,803,578
SOH/AGL Deduction	1,213,884
ASSESSED VALUE	4,589,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,589,694
TOTAL JUST VALUE	5,803,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,273,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528627	COMPASS SELF STOR	0	01/01/2015
E1528628	COMPASS SELF STOR	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0109	12/16/2014	SW	Q	I	01	4,600,000
GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: AMSDELL STORAGE VEN						
1487/0489	3/22/2007	WD	Q	I		1,875,000
GRANTOR: BARRETT PARTNERS LLC						
GRANTEE: AMELIA ISLAND STORA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2008;ORIG=20,20] S126 W2 S24 E44 N2 E38 N17 W11 N21 E11 S38 E90 N20 E10 N148 W170 S20 W10 $
FUS=[YR=2008;ORIG=220,20] S126 W2 S24 E44 N2 E38 N17 W11 N21 E11 S38 E90 N20 E10 N148 W170 S20 W10 $
BAS=[YR=2008;ORIG=0,0] W180 S137 E30 S10 E20 S6 E30 N16 E20 S31 E80 N168 $
GOF=[YR=2008;ORIG=-180,145] S1 W2 S24 E44 N2 E30 E10 N8 E18 N23 W20 S16 W30 W5 N6 W15 N10 W20 S8 W10 $
CAN=[YR=2008;ORIG=-108,168] S8 E38 N8 W10 W28 $
FST=[YR=2008;ORIG=100,151] N21 W11 S21 E11 $
FST=[YR=2008;ORIG=300,151] N21 W11 S21 E11 $
STR=[YR=2008;ORIG=20,0] S20 E10 N20 W10 $

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	0810	CONCRETE A	0	0	0	0	1,634.00	SF	6.50	6.50	100	2008	2008	3	90	9,559	
2	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	90	842	
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	2008	2008	3	90	878	
4	0400	CONC CURB	0	0	0	0	698.00	LF	15.00	15.00	100	2008	2008	3	93	9,737	
5	0803	ASPHALT C	0	0	0	0	17,043.00	SF	2.00	2.00	100	2008	2008	3	64	21,815	
6	0423	CL FNC 5'	0	0	0	0	218.00	LF	6.85	6.85	100	2008	2008	3	76	1,135	
7	1126	CB/STC 8"	0	0	0	0	216.00	SF	8.00	8.00	100	2008	2008	3	90	1,555	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2008	2008	3	76	912	
9	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2008	2008	3	100	300	
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	3,846	

TOTAL OB/XF 50,579

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0006	CI	0.00	0.00	81,457.00	SF		1.00	1.00	0.70	12.50	8.75	712,749							

REVIEW DATE 03/05/2021 BY KK Total Acres: 0.00 Total Land Value: 712,749 Market: 0 Agricultural: 0 Common: 712,749 PRINTED 08/02/2023 BY SYS

PT OF LOT 95
IN OR 1953/109
ESMT PT OR 1553/1182

AMSDELL STORAGE VENTURES XIII/
20445 EMERALD PKWY DR SW, SUITE 220
CLEVELAND, OH 44135

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	03/05/2021	KK	LGL DATE
XF DATE	03/05/2021	KK	LAND DATE 03/05/2021 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 8

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,589,694
TOTAL JUST VALUE	5,803,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,273,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: AMSDELL STORAGE VEN						
1487/0489	3/22/2007	WD	Q	I		1,875,000
GRANTOR: BARRETT PARTNERS LLC						
GRANTEE: AMELIA ISLAND STORA						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2008	2008	3	76	380	
12	0097	AWNING CN	0	0	10	4	10.00	SF	65.00	65.00	100	2008	2008	3	56	364	
13	0097	AWNING CN	0	0	10	4	10.00	SF	65.00	65.00	100	2008	2008	3	56	364	
14	0097	AWNING CN	0	0	10	4	10.00	SF	65.00	65.00	100	2008	2008	3	56	364	
15	0978	SECURTY LT	0	0	0	0	24.00	UT	450.00	450.00	100	2008	2008	3	76	8,208	
16	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	1,500	
17	0410	ELEVATOR	0	0	0	0	2.00	UT	45,000.00	45,000.00	100	2008	2008	3	100	90,000	
18	0424	CL FNC 6'	0	0	0	0	66.00	LF	20.00	20.00	100	2008	2008	3	76	1,003	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
20	0920	CWALL-WD/M	0	0	0	0	218.00	LF	390.00	390.00	100	2008	2008	3	40	34,008	

TOTAL OB/XF 136,647

LAND DESCRIPTION

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 03/05/2021 **BY** KK Total Acres: 0.00 Total Land Value: 712,749 Market: 0 Agricultural: 0 Common: 712,749 **PRINTED** 08/02/2023 BY SYS

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EXTRA FEATURES

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22	0505	FLAGPOLE A	0	0	30	0	30.00	LF	50.00	50.00	100	2008	2008	3	40	600	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 600

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 03/05/2021 BY KK Total Acres: 0.00 Total Land Value: 712,749 Market: 0 Agricultural: 0 Common: 712,749 PRINTED 08/02/2023 BY SYS