

FERNANDINA BEACH STORAGE 18 FL
PTA-CS# 6170, PO BOX 320099
ALEXANDRIA, VA 22320

00-00-30-0800-0004-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																
Exterior Wall	17	CB STUCCO 100	4814	06	47,301	89.6215	59.82	2,829,546	2008	2008	0			0	14.00	86.00	Tax Group: 2	Tax Dist:															
Roof Structur	10	STEEL FRME 100	1 MINI MULTI - 0% - 0														Heated Area: 45725																
Roof Cover	02	ROLL COMP 100															HX Base Yr																
Interior Wall	01	MINIMUM 100																															
Interior Floo	03	CONC FINSH 100																															
Ceiling	04	NONE 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	01	NONE 100																															
Plumbing		9 100																															
Frame	03	MASONRY 100																															
Story Height		11 100																															
RMS		307 100																															
Stories	3.	3. 100																															
Class	00	. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	4800	WAREHOUSE-STORAGE																															
MAP NUM		MKT AREA															01																
NEIGHBORHOOD/LOC	2004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	14,537	100	14,537	747,859																													
CAN	48	30	14	720																													
CAN	246	30	74	3,807																													
FST	176	70	123	6,328																													
FST	176	70	123	6,328																													
FST	358	70	251	12,913																													
FUS	15,186	100	15,186	781,247																													
FUS	15,186	100	15,186	781,247																													
GOF	144	210	302	15,537																													
GOF	672	210	1,411	72,589																													
TOTALS	47,673		47,301	2,433,410																													
EXTRA FEATURES										1699 WINDJAMMER LN, FERNANDINA BEACH										** This building has 14 Sub-Areas													
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	0400	CONC CURB	0	0	0	579.00	LF	15.00	15.00	100	2002	2002	3	87	7,556																		
2	0424	CL FNC 6'	0	0	35	38.00	LF	20.00	20.00	100	2002	2002	3	61	464																		
3	0464	FNC GT 10'	0	0	0	2.00	UT	700.00	700.00	100	2002	2002	3	61	854																		
4	0400	CONC CURB	0	0	0	478.00	LF	15.00	15.00	100	2008	2008	3	93	6,668																		
5	0803	ASPHALT C	0	0	0	19,935.00	SF	2.00	2.00	100	2008	2008	3	64	25,517																		
6	0810	CONCRETE A	0	0	14	112.00	SF	6.50	6.50	100	2008	2008	3	90	655																		
7	0810	CONCRETE A	0	0	12	144.00	SF	6.50	6.50	100	2008	2008	3	90	842																		
8	0810	CONCRETE A	0	0	102	408.00	SF	6.50	6.50	100	2008	2008	3	90	2,387																		
9	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2008	2008	3	93	47																		
10	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	3,846																		
LAND DESCRIPTION										TOTAL OB/XF										48,836													
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									
1	004800	C	WAREHOUSE	0		C-2	0.00	0.00	125,887.80	SF		1.00	1.00	1.00	4.00	4.00	503,551																
2	009640	C	HDWD	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	175.00	175.00	397																

[illegible]