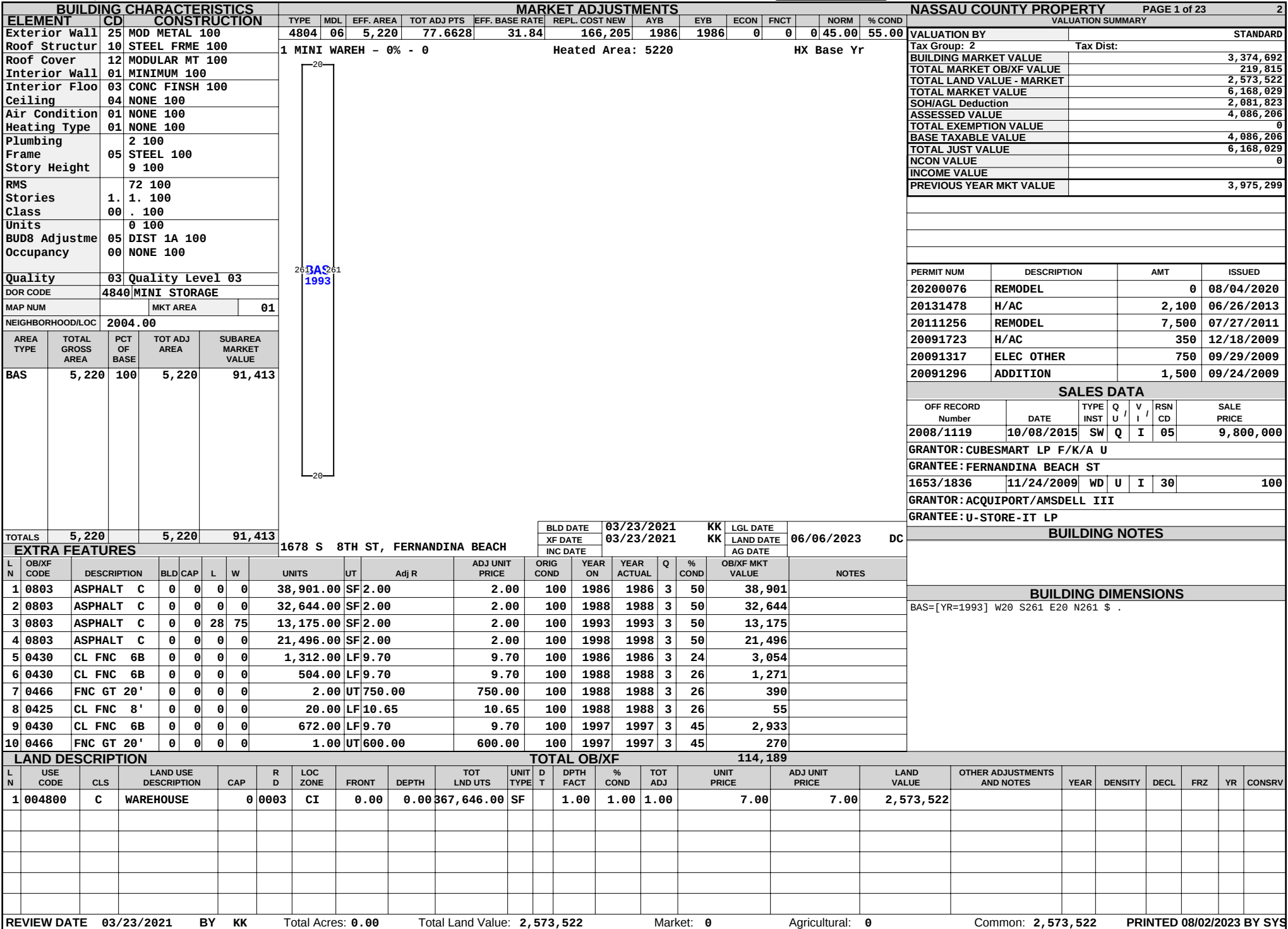


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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 23										
ELEMENT		CD	25		MOD METAL 100		4804		06	6,300		75.9924		31.16		196,308		1986		1986		0		0		45.00		55.00		
Exterior Wall		10	STEEL FRME 100		3		MINI WAREH - 0% - 0		Heated Area: 6300		HX Base Yr		VALUATION BY		STANDARD															
Roof Structure		12	MODULAR MT 100		01		MINIMUM 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Interior Wall		03	CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Interior Floor		01	MINIMUM 100		03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Ceiling		01	MINIMUM 100		03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Air Condition		01	MINIMUM 100		03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Heating Type		01	MINIMUM 100		03		CONC FINSH 100		04		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Plumbing		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Frame		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Story Height		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
RMS		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Stories		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Class		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Units		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Occupancy		05	STEEL 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01		NONE 100		01	
Quality		03	Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03	
DOR CODE		4840	MINI STORAGE		4840		MINI STORAGE		4840		MINI STORAGE		4840		MINI STORAGE		4840		MINI STORAGE		4840		MINI STORAGE		4840		MINI STORAGE		4840	
MAP NUM		01	MKT AREA		01		MKT AREA		01		MKT AREA		01		MKT AREA		01		MKT AREA		01		MKT AREA		01		MKT AREA		01	
NEIGHBORHOOD/LOC		2004	00		2004		00		2004		00		2004		00		2004		00		2004		00		2004		00		2004	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		BAS		6,300	100	6,300	107,969		1678 S 8TH ST, FERNANDINA BEACH		BLD DATE		03/23/2021	KK		LGL DATE		06/06/2023		DC		06/06/2023		DC	
EXTRA FEATURES		1678 S 8TH ST, FERNANDINA BEACH										XF DATE		03/23/2021	KK		LGL DATE		06/06/2023	DC		06/06/2023		DC		06/06/2023		DC		
L N		OB/XF																												

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall25MOD METAL 80

Exterior Wall15CONC BLOCK 20

RooF Structur10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall01MINIMUM 50

Interior Wall05DRYWALL 50

Interior Floo14CARPET 100

Ceiling03PART.FIN. 100

Air Condition04CENTRAL 100

Heating Type03AIR DUCTED 100

Plumbing2100

Frame Common Wall05STEEL 100

Story Height62100

RMS18100

Stories2100

Class1.1.100

Units00.100

Quapancy000100Level 03

DOR CODE4840MINI STORAGE

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2004.00

TOTALS1,1501,16295,139

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701061,162101.1528143.64166,910198819880043.0057.00

12 OFFICE 1&2 - 0% - 0Heated Area: 1000HX Base Yr

AOFAOF1993

BASBAS1993

POTPOT1993

NASSAU COUNTY PROPERTY

PAGE 12 of 232

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE3,374,692

TOTAL MARKET OB/XF VALUE219,815

TOTAL LAND VALUE - MARKET2,573,522

TOTAL MARKET VALUE6,168,029

SOH/AGL Deduction2,081,823

ASSESSED VALUE4,086,206

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE4,086,206

TOTAL JUST VALUE6,168,029

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE3,975,299

Sales Data

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2008/111910/08/2015SWQIQI059,800,000

GRANTOR:CUBESMART LP F/K/A U

GRANTEE:FERNANDINA BEACH ST

1653/183611/24/2009WDUII30100

GRANTOR:ACQUIPORT/AMSDCELL III

GRANTEE:U-STORE-IT LP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S24 AOF=[YR=1993] S16 CAN=[YR=1993] S3
PTO=[YR=1993] S3 E25 N3 W25 \$ E25 N3 W25 \$ E10 N16 W10 \$ E10
S16 E15 N40 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

REVIEW DATE03/23/2021BYKKTotal Acres: 0.00Total Land Value: 2,573,522Market: 0Agricultural: 0Common: 2,573,522PRINTED 08/02/2023 BY SYS

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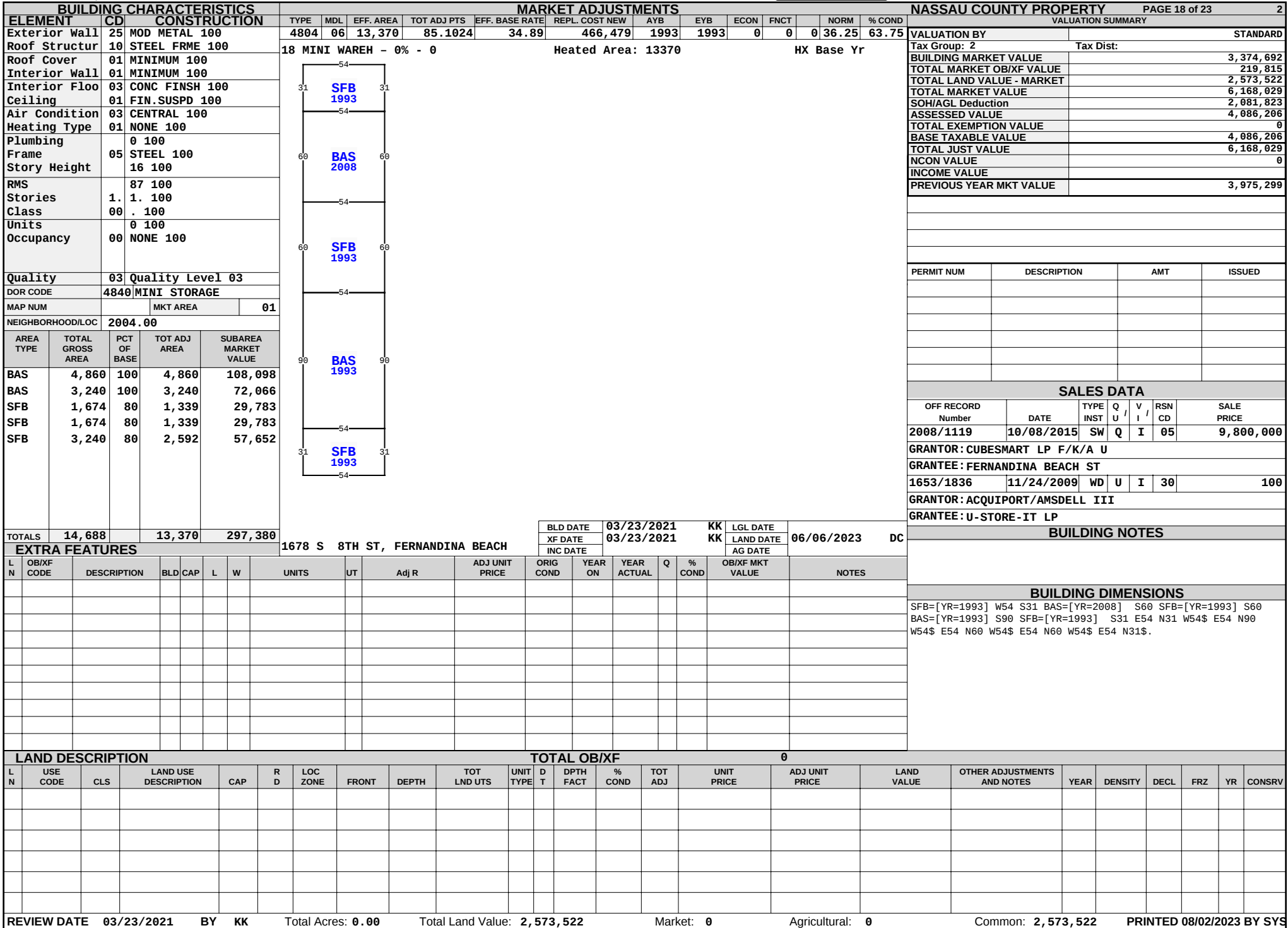
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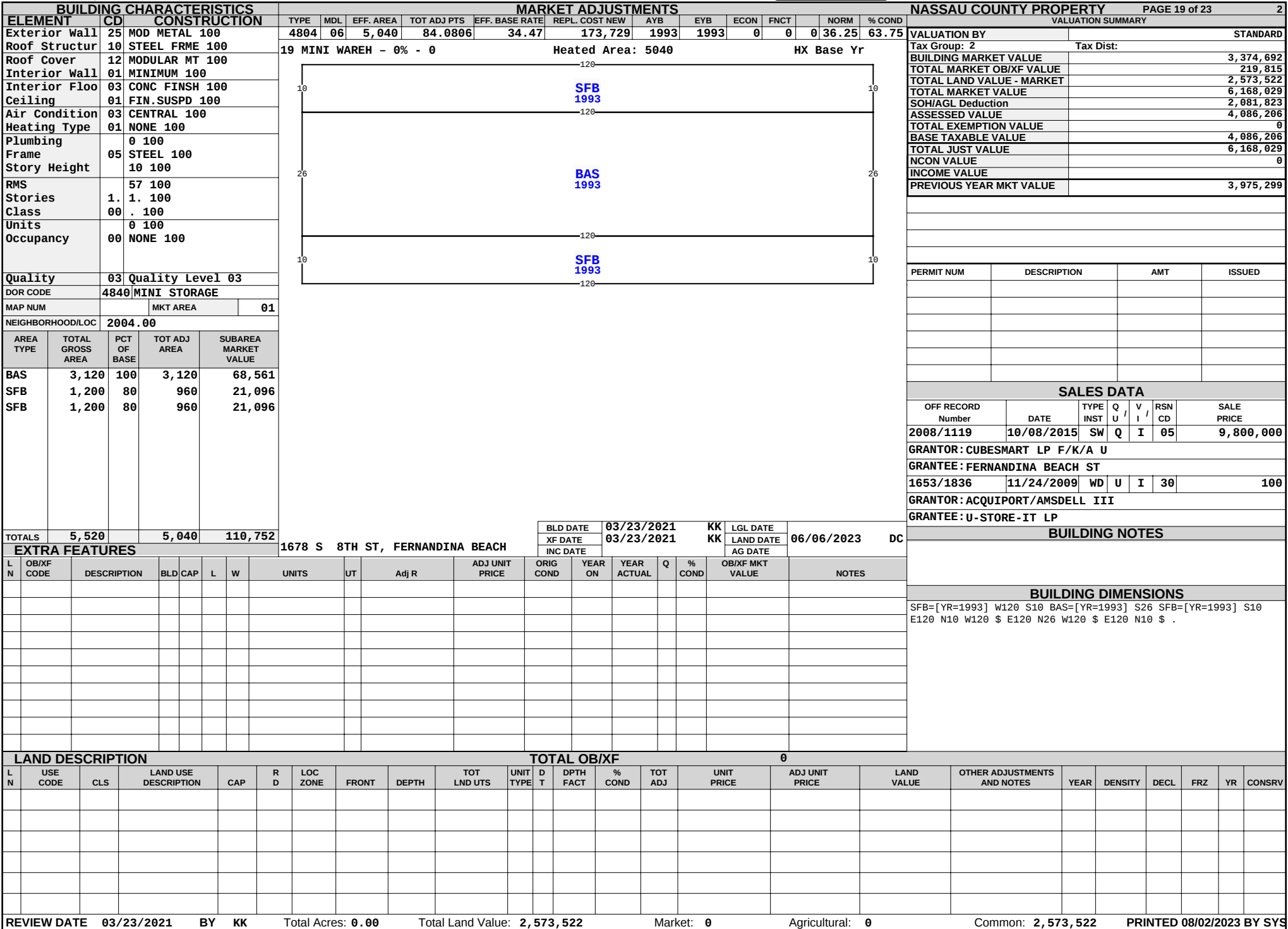
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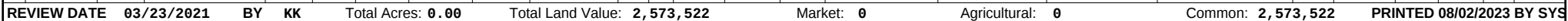
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