PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

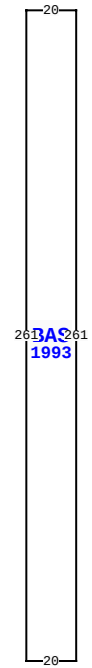
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		9 100
RMS		72 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4840	MINI 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	5,220	100	5,220	86,081
TOTALS	5,220		5,220	86,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,220	77.6628	30.68	160,150	1986	1986	0	0	0	46.25	53.75

1 MINI WAREH – 0% - 0 Heated Area: 5220 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200076	REMODEL	0	08/04/2020
20131478	H/AC	2,100	06/26/2013
20111256	REMODEL	7,500	07/27/2011
20091723	H/AC	350	12/18/2009
20091317	ELEC OTHER	750	09/29/2009
20091296	ADDITION	1,500	09/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S261 E20 N261 $.

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	0803	ASPHALT C	0	0	0	0	38,901.00	SF	2.00	2.00	100	1986	1986	3	50	38,901	
2	0803	ASPHALT C	0	0	0	0	32,644.00	SF	2.00	2.00	100	1988	1988	3	50	32,644	
3	0803	ASPHALT C	0	0	28	75	13,175.00	SF	2.00	2.00	100	1993	1993	3	50	13,175	
4	0803	ASPHALT C	0	0	0	0	21,496.00	SF	2.00	2.00	100	1998	1998	3	50	21,496	
5	0430	CL FNC 6B	0	0	0	0	1,312.00	LF	9.70	9.70	100	1986	1986	3	23	2,927	
6	0430	CL FNC 6B	0	0	0	0	504.00	LF	9.70	9.70	100	1988	1988	3	25	1,222	
7	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1988	1988	3	25	375	
8	0425	CL FNC 8'	0	0	0	0	20.00	LF	10.65	10.65	100	1988	1988	3	25	53	
9	0430	CL FNC 6B	0	0	0	0	672.00	LF	9.70	9.70	100	1997	1997	3	42	2,738	
10	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1997	1997	3	42	252	

LAND DESCRIPTION

TOTAL OB/XF 113,783

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	0003	C-2	0.00	0.00	367,646.00	SF		1.00	1.00	1.00	7.00	7.00	2,573,522							

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

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		64 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

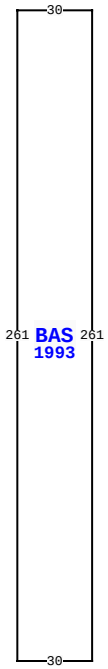
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,830	100	7,830	125,081
TOTALS	7,830		7,830	125,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	7,830	75.2400	29.72	232,708	1986	1986	0	0	0	46.25	53.75

2 MINI WAREH – 0% - 0 Heated Area: 7830 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC 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
11	0462	ST/AL FNC	0	0	25	6	150.00	SF	12.50	12.50	100	1997	1997	3	25	469	
12	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1986	1986	3	60	90	
13	0400	CONC CURB	0	0	0	0	417.00	LF	15.00	15.00	100	1986	1986	3	60	3,753	
14	0812	CONCRETE C	0	0	0	0	4,620.00	SF	4.00	4.00	100	1993	1993	3	66	12,197	
15	0978	SECURTY LT	0	0	0	0	32.00	UT	450.00	450.00	100	1986	1986	3	24	3,456	
16	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1988	1988	3	26	585	
17	0646	LWN SPRK H	0	0	0	0	6.00	UT	2.00	2.00	100	1993	1993	3	20	2	
18	0810	CONCRETE A	0	0	19	10	190.00	SF	6.50	6.50	100	1998	1998	3	75	926	
19	0966	FIRE SPRNK	0	0	0	0	15,000.00	SF	3.00	3.00	100	1998	1998	3	75	33,750	
20	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	1998	1998	3	21	3	

TOTAL OB/XF 55,231

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081594	REMODEL	0	10/21/2008
20080525	H/AC	21,947	04/01/2008
20080380	H/AC	70,000	03/14/2008
20080069	ELEC OTHER	200	01/16/2008
20072143	ELEC OTHER	0	11/30/2007
20071746	H/AC	4,000	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S261 E30 N261 $.

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

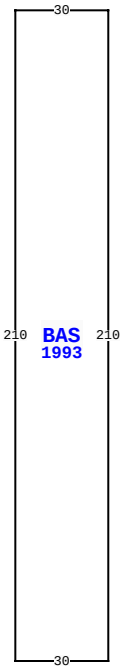
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		54 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,300	100	6,300	101,655
TOTALS	6,300		6,300	101,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	6,300	75.9924	30.02	189,126	1986	1986	0	0	0	46.25	53.75

3 MINI WAREH – 0% - 0 Heated Area: 6300 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071585	ELEC OTHER	201,000	08/23/2007
20070866	H/AC	55,390	05/17/2007
20070435	ELEC OTHER	65,000	03/12/2007
20070083	SIGN	2,140	01/18/2007
20062776	NEW CONSTR	2,812,843	12/21/2006
20061314	OTHER	522	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S210 E30 N210 $.

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
21	0810	CONCRETE A	0	0	0	0	272.00	SF	6.50	6.50	100	1998	1998	3	75	1,326	
22	0803	ASPHALT C	0	0	0	0	6,570.00	SF	2.00	2.00	100	1998	1998	3	50	6,570	
23	4950	BOLLARD	0	0	0	0	70.00	UT	100.00	100.00	100	1998	1998	3	100	7,000	
24	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2008	2008	3	100	1,100	
25	0803	ASPHALT C	0	0	0	0	6,718.00	SF	2.00	2.00	100	2000	2000	3	50	6,718	
26	0803	ASPHALT C	0	0	0	0	3,739.00	SF	2.00	2.00	100	2008	2008	3	62	4,636	
27	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2008	2008	3	89	555	
28	0810	CONCRETE A	0	0	0	0	819.00	SF	6.50	6.50	100	2000	2000	3	79	4,206	
29	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2008	2008	3	74	3,330	
30	0424	CL FNC 6'	0	0	0	0	70.00	LF	20.00	20.00	100	2000	2000	3	52	728	

TOTAL OB/XF 36,169

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
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
Common Wall		28 100
Story Height		19 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

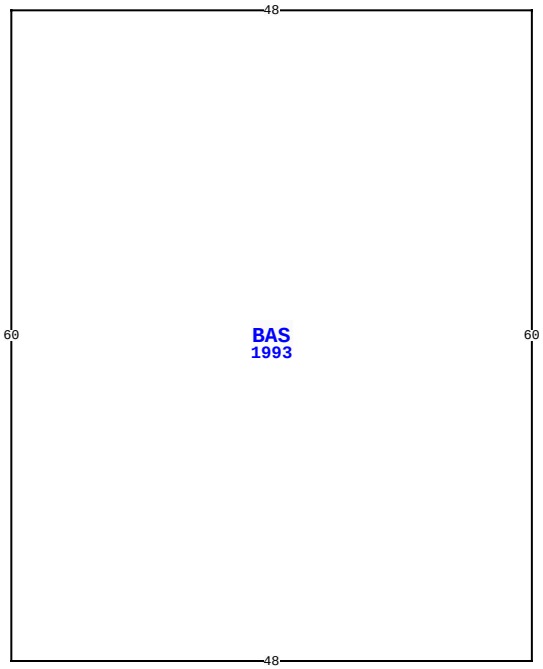
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	53,731
TOTALS	2,880		2,880	53,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,880	87.8747	34.71	99,965	1986	1986	0	0	0	46.25	53.75

4 MINI WAREH – 0% - 0 Heated Area: 2880 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061119	ELEC OTHER	50,135	05/19/2006
20060911	ADDITION	875,197	04/28/2006
20033412	H/AC	2,000	07/03/2003
20033355	REMODEL	3,000	06/26/2003
10604-B	ADDITION	330,000	07/15/1997
7261	NEW CONSTR	150	03/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S60 E48 N60 $.

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
31	0443	STK FNC 6'	0	0	0	0	9.00	LF	10.00	10.00	100	1998	1998	3	20	18	
32	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2008	2008	3	92	138	
33	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	20	700	
34	0463	FENCE GATE	0	0	0	0	1.00	UT	375.00	375.00	100	1997	1997	3	42	158	
35	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
36	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	1,139	

LAND DESCRIPTION

TOTAL OB/XF 12,153

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		23 100
Story Height		19 100
RMS		36 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

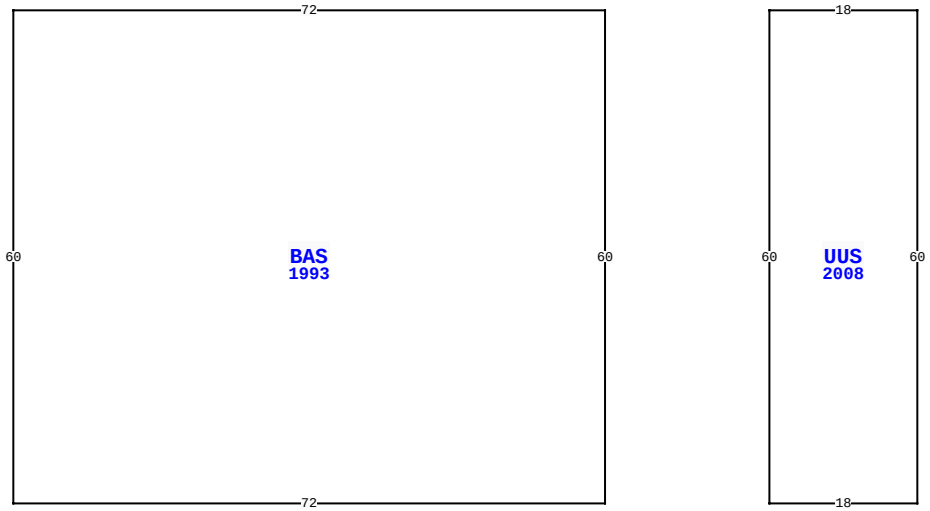
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,320	100	4,320	87,330
UUS	1,080	50	540	10,916
TOTALS	5,400		4,860	98,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,860	95.2050	37.61	182,785	1986	1986	0	0	0	46.25	53.75

5 MINI WAREH – 0% - 0 Heated Area: 4320 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 S60 E72 N60 $ PTR= E20 UUS=[YR=2008] E18 S60 W18 N60$ W20$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

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		62 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

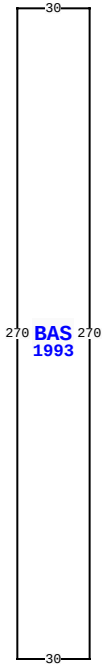
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,100	100	8,100	133,908
TOTALS	8,100		8,100	133,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,100	74.4163	29.39	238,059	1988	1988	0	0	0	43.75	56.25

6 MINI WAREH – 0% - 0 Heated Area: 8100 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S270 E30 N270 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

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		62 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

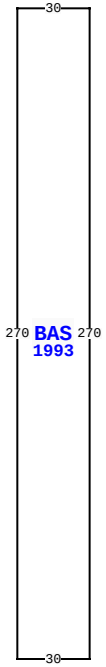
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,100	100	8,100	133,908
TOTALS	8,100		8,100	133,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,100	74.4163	29.39	238,059	1988	1988	0	0	0	43.75	56.25

7 MINI WAREH – 0% - 0 Heated Area: 8100 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S270 E30 N270 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

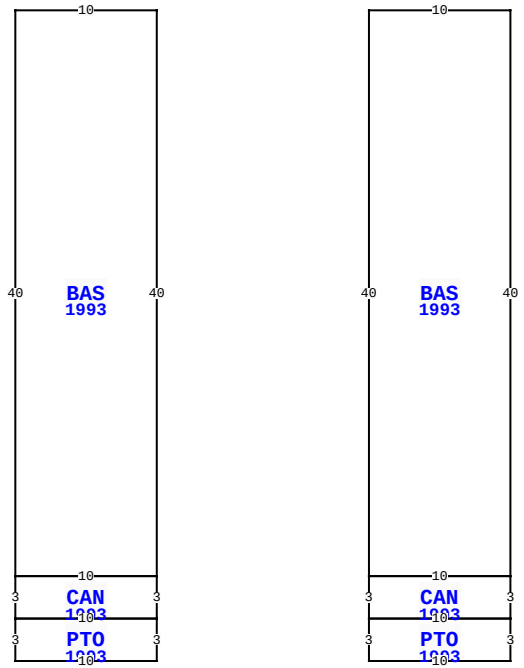
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		40 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	7,439
BAS	400	100	400	7,439
CAN	30	30	9	168
CAN	30	30	9	168
PTO	30	5	2	37
PTO	30	5	2	37
TOTALS	920		822	15,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	822	83.6892	33.06	27,175	1988	1988	0	0	0	43.75	56.25

8 MINI WAREH – 0% - 0 Heated Area: 800 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 8 of 23 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E10 N3 W10 $ E10 N3 W10 $ E10 N40 $ PTR= E15 BAS=[YR=1993] E10 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 W10 N3 E10 $ W10 N3 E10 $ W10 N40 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	05	STEEL 100
Common Wall		38 100
Story Height		18 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Quality	03	Quality Level 03

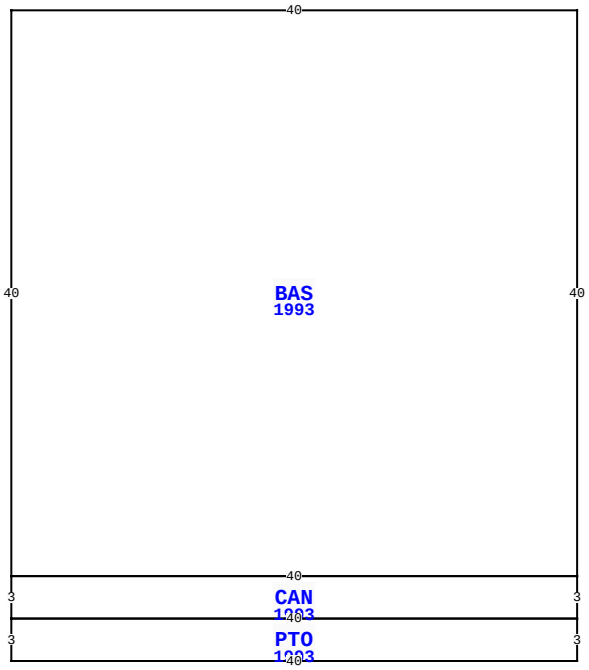
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	132,640
CAN	120	30	36	2,984
PTO	120	5	6	498
TOTALS	1,840		1,642	136,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,642	107.3082	152.11	249,765	1988	1988	0	0	0	45.50	54.50

9 OFFICE 1&2 – 0% - 0 Heated Area: 1600 HX Base Yr



BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

1678 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E40 N3 W40 $ E40 N3 W40 $ E40 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
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A,B,C,D,E (EX UTIL ESMT IN

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PTA-CS# 6170, PO BOX 320099
ALEXANDRIA, VA 22320

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		3 100
Stories	1.	1. 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 01

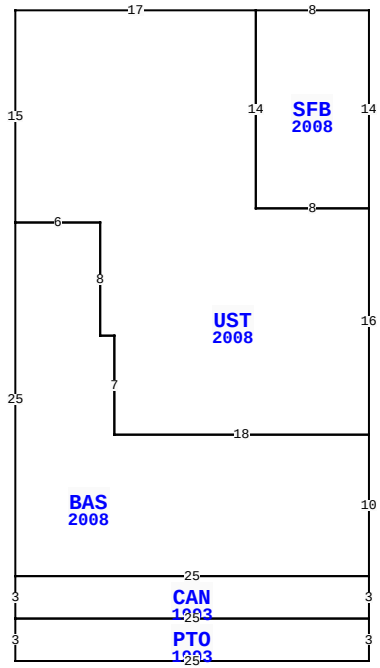
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	347	100	347	24,946
CAN	75	30	22	1,582
PTO	75	5	4	288
SFB	112	80	90	6,470
UST	541	50	270	19,411
TOTALS	1,150		733	52,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	733	93.0560	131.91	96,690	1988	1988	0	0	0	45.50	54.50

10 OFFICE 1&2 – 0% - 0 Heated Area: 437 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W8 UST=[YR=2008] W17 S15 BAS=[YR=2008] S25 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N10 W18 N7 W1 N8 W6$ E6 S8 E1 S7 E18 N16 W8 N14$ S14 E8 N14$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

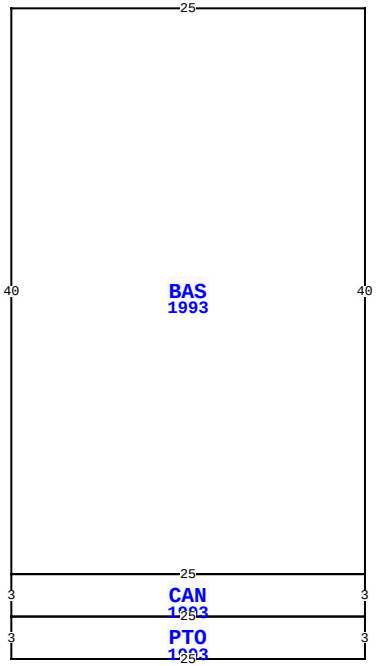
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	14	CARPET 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	Condition Level 03
DOR CODE	4840	MINI 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	1,000	100	1,000	69,684
CAN	75	30	22	1,533
PTO	75	5	4	278
TOTALS	1,150		1,026	71,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,026	90.1984	127.86	131,184	1988	1988	0	0	0	45.50	54.50

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



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 11 of 23 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	Condition Level 03
Occupancy		

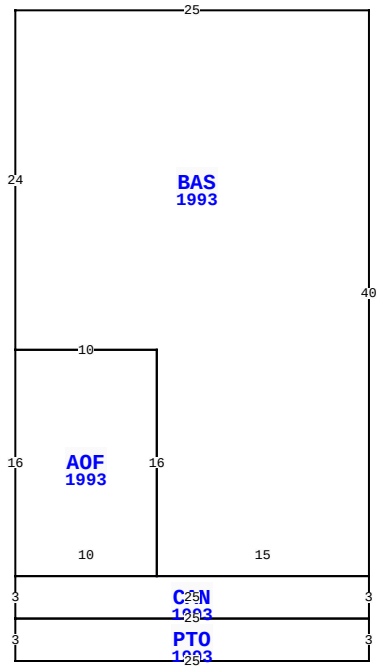
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	185	296	23,130
BAS	840	100	840	65,639
CAN	75	30	22	1,719
PTO	75	5	4	313
TOTALS	1,150		1,162	90,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,162	101.1528	143.38	166,608	1988	1988	0	0	0	45.50	54.50

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



BLD DATE	03/23/2021	KK	LGL DATE
XF DATE	03/23/2021	KK	LAND DATE 06/06/2023 DC
INC DATE			AG DATE

1678 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL 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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

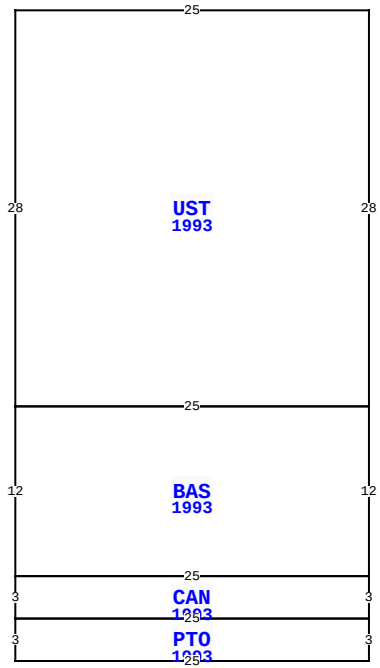
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		3 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	24,232
CAN	75	30	22	1,777
PTO	75	5	4	323
UST	700	50	350	28,271
TOTALS	1,150		676	54,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	676	104.5548	148.21	100,190	1988	1988	0	0	0	45.50	54.50

13 OFFICE 1&2 – 0% - 0 Heated Area: 300 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W25 S28 BAS=[YR=1993] S12 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N12 W25 $ E25 N28 $.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.5	1.5 100
Class	00	. 100
Quality	03	Quality Level 03

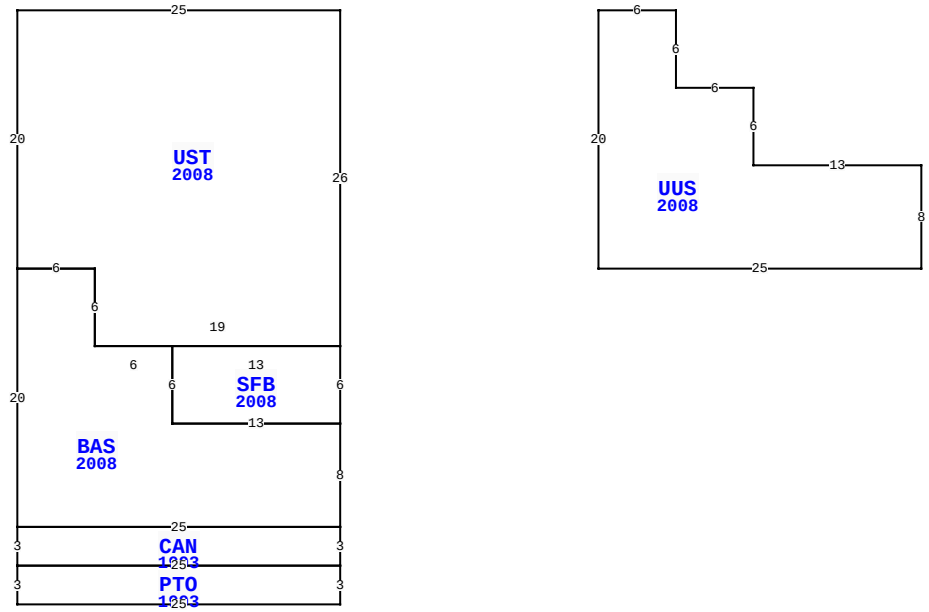
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	25,182
CAN	75	30	22	1,799
PTO	75	5	4	327
SFB	78	80	62	5,069
UST	614	50	307	25,101
UUS	308	50	154	12,591
TOTALS	1,458		857	70,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	857	105.8340	150.02	128,567	1988	1988	0	0	0	45.50	54.50

14 OFFICE 1&2 – 0% - 0 Heated Area: 370 HX Base Yr



BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

1678 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W25 S20 BAS=[YR=2008] S20 CAN=[YR=1993] S3
PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3W25 $ E25 N8
SFB=[YR=2008] N6 W13 S6 E13$ W13 N6 W6 N6 W6$ E6 S6 E19 N26$
PTR= E20 UUS=[YR=2008] E6 S6 E6 S6 E13 S8 W25 N20$ W20$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Quality	03	Quality Level 03 100

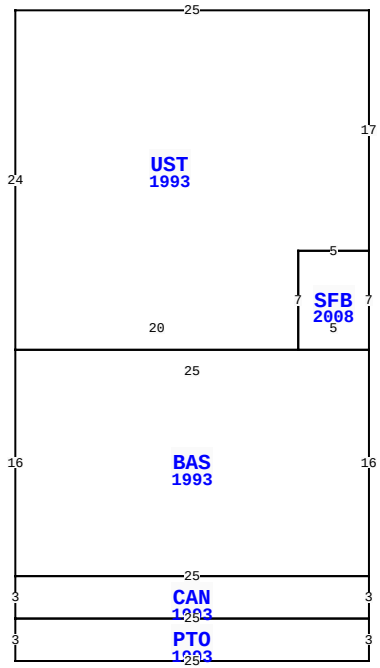
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	28,316
CAN	75	30	22	1,558
PTO	75	5	4	283
SFB	35	80	28	1,982
UST	565	50	282	19,963
TOTALS	1,150		736	52,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	736	91.6363	129.89	95,599	1988	1988	0	0	0	45.50	54.50

15 OFFICE 1&2 – 0% - 0 Heated Area: 428 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
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ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W25 S24 BAS=[YR=1993] S16 CAN=[YR=1993] S3
PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N16
SFB=[YR=2008] N7 W5 S7 E5$ W25$ E20 N7 E5 N17$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	13	LVT/LAMNT 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	00 100
Occupancy		0 100

Condition Level 03

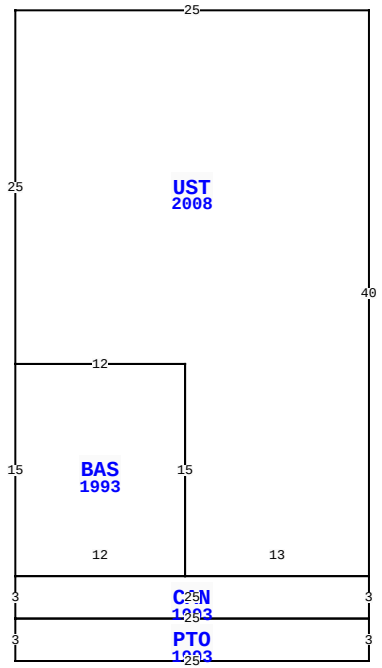
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	14,345
CAN	75	30	22	1,753
PTO	75	5	4	319
UST	820	50	410	32,675
TOTALS	1,150		616	49,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	616	103.1577	146.23	90,078	1988	1988	0	0	0	45.50	54.50

16 OFFICE 1&2 – 0% - 0 Heated Area: 180 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W25 S25 BAS=[YR=1993] S15 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E12 N15 W12 $ E12 S15 E13 N40 $.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		53 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	Quality Level 03

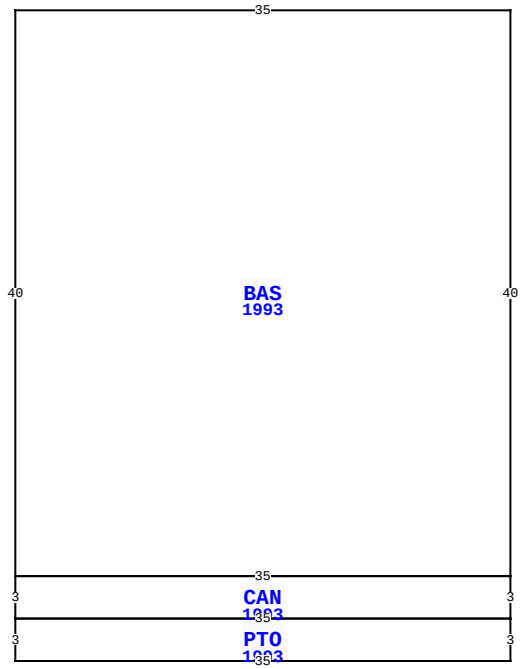
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	32,500
CAN	105	30	32	743
PTO	105	5	5	116
TOTALS	1,610		1,437	33,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,437	104.4822	41.27	59,305	1988	1988	0	0	0	43.75	56.25

17 MINI WAREH – 0% - 0 Heated Area: 1400 HX Base Yr



BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

1678 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E35 N3 W35 $ E35 N3 W35 $ E35 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		87 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

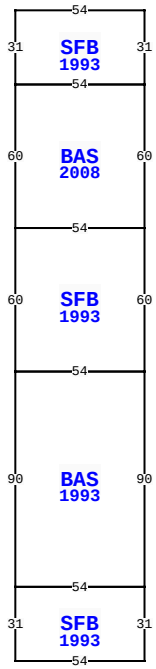
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,860	100	4,860	102,121
BAS	3,240	100	3,240	68,081
SFB	1,674	80	1,339	28,136
SFB	1,674	80	1,339	28,136
SFB	3,240	80	2,592	54,464
TOTALS	14,688		13,370	280,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	13,370	85.1024	33.62	449,499	1993	1993	0	0	0	37.50	62.50

18 MINI WAREH – 0% - 0 Heated Area: 13370 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W54 S31 BAS=[YR=2008] S60 SFB=[YR=1993] S60 BAS=[YR=1993] S90 SFB=[YR=1993] S31 E54 N31 W54$ E54 N90 W54$ E54 N60 W54$ E54 N60 W54$ E54 N31$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

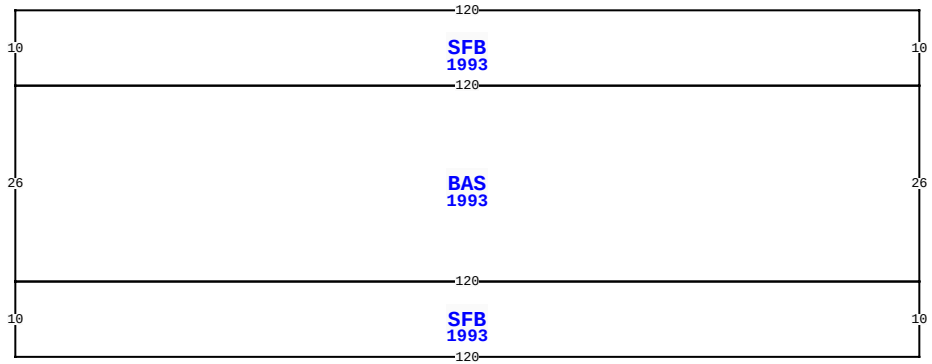
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		57 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	3,120	64,759
SFB	1,200	80	960	19,926
SFB	1,200	80	960	19,926
TOTALS	5,520		5,040	104,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,040	84.0806	33.21	167,378	1993	1993	0	0	0	37.50	62.50

19 MINI WAREH – 0% - 0 Heated Area: 5040 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W120 S10 BAS=[YR=1993] S26 SFB=[YR=1993] S10 E120 N10 W120 $ E120 N26 W120 $ E120 N10 $.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

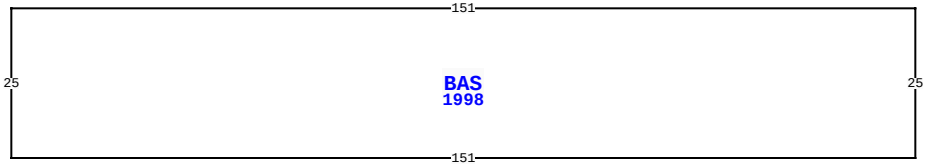
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		15 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,775	100	3,775	86,840
TOTALS	3,775		3,775	86,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,775	84.7159	33.46	126,312	1998	1998	0	0	0	31.25	68.75

20 MINI WAREH – 0% - 0 Heated Area: 3775 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE	
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W151 S25 E151 N25 $.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

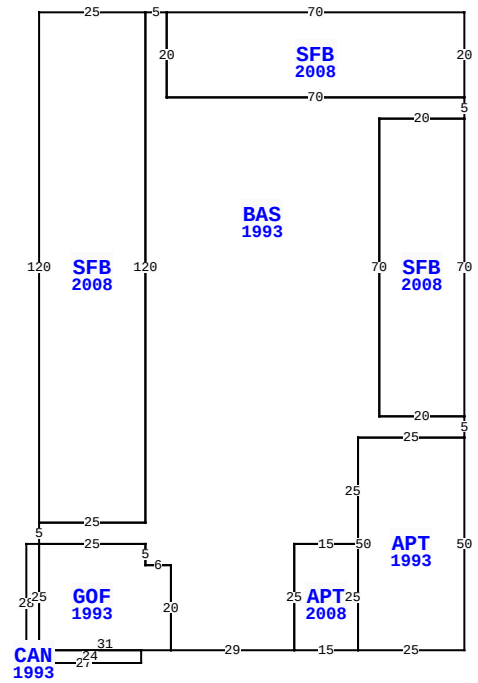
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		13 100
RMS		77 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,250	250	3,125	76,828
APT	375	250	938	23,061
BAS	6,830	100	6,830	167,916
CAN	156	30	47	1,156
GOF	745	210	1,564	38,451
SFB	1,400	80	1,120	27,535
SFB	1,400	80	1,120	27,535
SFB	3,000	80	2,400	59,004
TOTALS	15,156		17,144	421,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	17,144	90.5304	35.76	613,069	1998	1998	0	0	0	31.25	68.75

22 MINI WAREH – 0% - 0 Heated Area: 13840 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
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ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W70 BAS=[YR=1993] W5 SFB=[YR=2008] W25 S120 E25 N120$ S120 W25 S5 CAN=[YR=1993] W3 S28 E27 N3 W24 N25$GOF=[YR=1993] S25 E31 N20 W6 N5 W25$ E25 S5 E6 S20 E29 APT=[YR=2008] E15 APT=[YR=1993] E25 N50 W25 S50$ N25 W15 S25$ N25 E15 N25 E25 N5 SFB=[YR=2008] N70 W20 S70 E20$ W20 N70 E20 N5 W70 N20$ S20 E70 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

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

2024

00-00-30-0800-0006-0010

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	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		74 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

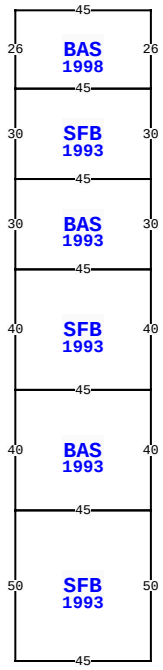
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	31,222
BAS	1,800	100	1,800	41,630
BAS	1,170	100	1,170	27,059
SFB	1,350	80	1,080	24,978
SFB	1,800	80	1,440	33,304
SFB	2,250	80	1,800	41,630
TOTALS	9,720		8,640	199,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,640	85.1558	33.64	290,650	1998	1998	0	0	0	31.25	68.75

23 MINI WAREH – 0% - 0 Heated Area: 8640 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE	03/23/2021	KK	LGL DATE		
XF DATE	03/23/2021	KK	LAND DATE	06/06/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,195,867
TOTAL MARKET OB/XF VALUE	217,336
TOTAL LAND VALUE - MARKET	2,573,522
TOTAL MARKET VALUE	5,986,725
SOH/AGL Deduction	1,491,898
ASSESSED VALUE	4,494,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,494,827
TOTAL JUST VALUE	5,986,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,168,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1119	10/08/2015	SW	Q	I	05	9,800,000
GRANTOR: CUBESMART LP F/K/A U						
GRANTEE: FERNANDINA BEACH ST						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W45 S26 SFB=[YR=1993] S30 BAS=[YR=1993] S30 SFB=[YR=1993] S40 BAS=[YR=1993] S40 SFB=[YR=1993] S50 E45 N50 W45$ E45 N40 W45$ E45 N40 W45$ E45 N30 W45$ E45 N30 W45$ E45 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS

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00-00-30-0800-0006-0010

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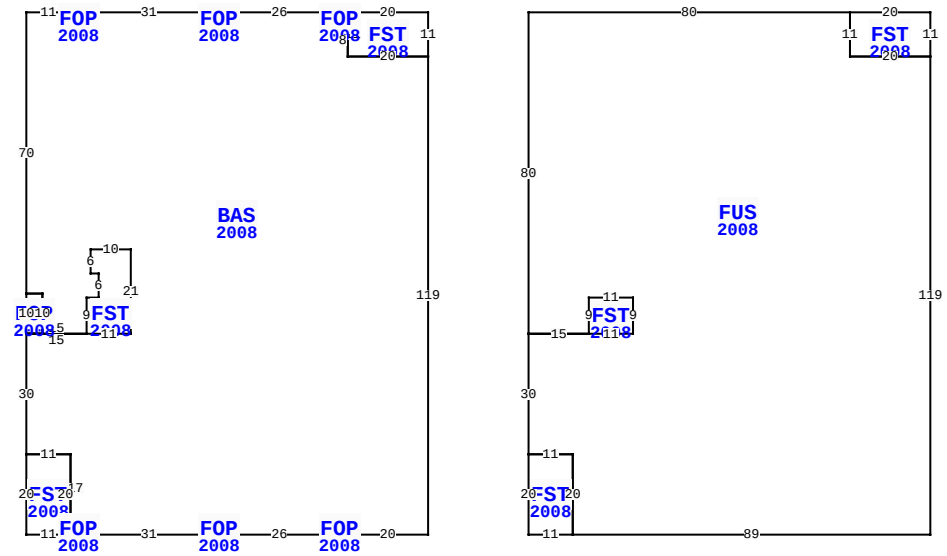
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		140 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,448	100	12,448	357,631
FOP	12	50	6	172
FOP	12	50	6	172
FOP	12	50	6	172
FOP	12	50	6	172
FOP	12	50	6	172
FOP	12	50	6	172
FOP	40	50	20	574
FST	99	70	69	1,983
FST	207	70	145	4,166
TOTALS	26,306		25,894	743,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	25,894	89.5256	35.36	915,612	2008	2008	0	0	0	18.75	81.25

24 MINI WAREH – 0% - 0 Heated Area: 25008 HX Base Yr



** This building has 15 Sub-Areas

1678 S 8TH ST, FERNANDINA BEACH

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XF DATE	03/23/2021	KK	LAND DATE	06/06/2023 DC
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1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2008] W20 FOP=[YR=2008] W4 BAS=[YR=2008] W26 FOP=[YR=2008] W4 S3 E4 N3$ S3W4N3 W31 FOP=[YR=2008] W4S3E4 N3$ S3W4N3W11 S70 FOP=[YR=2008] S10 E4N10W4$E4S10W4 E15FST=[YR=2008] E11 N21W10S6E2S6W3S9$ W15 S30 FST=[YR=2008] S20 E11 FOP=[YR=2008] E4N3W4 S3$ N20 W11$ E11 S17 E4 S3 E31 FOP=[YR=2008] E4 N3 W4 S3$ N3 E4 S3 E26 FOP=[YR=2008] E4 N3 W4 S3$ N3 E4 S3 E20 N119 W20 N8 W4 N3$ S3 E4 N3$ S11 E20 N11$ PTR=E25 FUS=[YR=2008] E80 FST=[YR=2008] E20 S11 W20 N11$ S11 E20 S119 W89 FST=[YR=2008] W11 N20 E11 S20$ N20 W11 N30 E15 FST=[YR=2008] E11 N9 W11 S9$ W15 N80$ W25$.

EXTRA FEATURES

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 0

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

REVIEW DATE 03/23/2021 BY KK Total Acres: 0.00 Total Land Value: 2,573,522 Market: 0 Agricultural: 0 Common: 2,573,522 PRINTED 08/06/2024 BY SYS