PT E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2503/975
ESMTS IN OR 2604-1216, OR 2628-1

SS STORAGE LLC
2963 DUPONT AVE STE 2
JACKSONVILLE, FL 32217

2024

06-2N-27-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		12 100
RMS		5 100
Stories	3.	3. 100

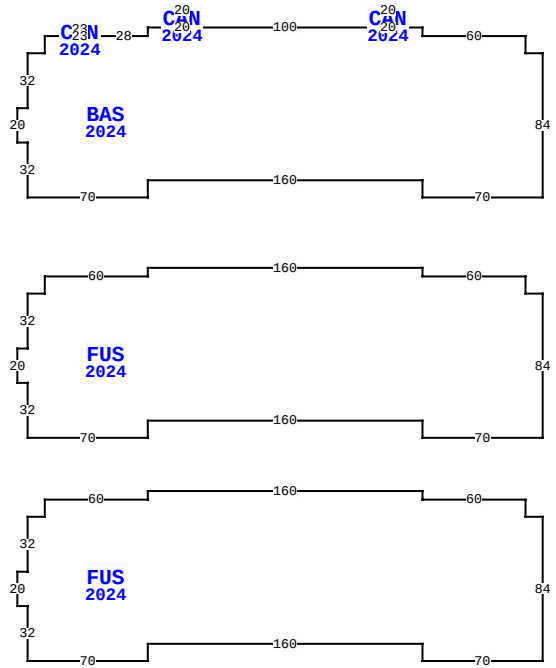
Quality	03	Quality Level 03
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,320	100	27,320	1,288,684
CAN	92	30	28	1,321
CAN	200	30	60	2,830
CAN	200	30	60	2,830
FUS	27,320	100	27,320	1,288,684
FUS	27,320	100	27,320	1,288,684
TOTALS	82,452		82,108	3,873,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4814	06	82,108	73.4160	47.17	3,873,034	2023	2023	0	0	0	0.00	100.00

1 MINI MULTI – 0% - 2024 Heated Area: 81960 HX Base Yr



76080 WILLIAM BURGESS BLVD, YULEE

BLD DATE	06/07/2024 REA	LGL DATE	
XF DATE		LAND DATE	10/27/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,848,936
TOTAL MARKET OB/XF VALUE	64,251
TOTAL LAND VALUE - MARKET	631,625
TOTAL MARKET VALUE	9,544,812
SOH/AGL Deduction	0
ASSESSED VALUE	9,544,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,544,812
TOTAL JUST VALUE	9,544,812
NCON VALUE	8,913,187
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003960	NEW CONSTR-SELF S	9,458,355	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0975	10/07/2021	SW	Q	V	01	750,000

GRANTOR: WILDLIGHT LLC
GRANTEE: SS STORAGE LLC

BUILDING NOTES

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	1	0	0	0	14,990.00	SF	2.00	2.00	100	2024	2023		100	29,980	
2	0812	CONCRETE C	1	0	0	0	1,802.00	SF	4.00	4.00	100	2024	2023		100	7,208	
3	0400	CONC CURB	1	0	0	0	814.00	LF	15.00	15.00	100	2024	2023		100	12,210	
4	4950	BOLLARD	1	0	0	0	14.00	UT	100.00	100.00	100	2024	2023		100	1,400	
5	0972	ST LGHT UN	1	0	0	0	5.00	UT	2,530.00	2,530.00	100	2024	2023		100	12,650	
6	1123	CB 8"	1	0	0	0	33.00	SF	6.15	6.15	100	2024	2023		100	203	
7	0463	FENCE GATE	1	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,30] W10 N10 W60 N5 W10 W20 W100 W20 W10 S5 W28 W23 W9 S10 W10 S32 W6 S20 E6 S32 E70 N10 E160 S10 E70 N84 $
CAN=[YR=2024;ORIG=30,5] E20 S10 W20 N10 $
CAN=[YR=2024;ORIG=-90,5] E20 S10 W20 N10 $
CAN=[YR=2024;ORIG=-151,16] E23 S4 W23 N4 $
FUS=[YR=2024;ORIG=130,170] W10 N10 W60 N5 W160 S5 W60 S10 W10 S32 W6 S20 E6 S32 E70 N10 E160 S10 E70 N84 $
FUS=[YR=2024;ORIG=130,300] W10 N10 W60 N5 W160 S5 W60 S10 W10 S32 W6 S20 E6 S32 E70 N10 E160 S10 E70 N84 $
.

LAND DESCRIPTION

TOTAL OB/XF 64,251

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	001000	C	COMMERCIAL	0		PD -	E 0.00	0.00	126,325.00	SF		1.00	1.00	1.00	5.00	5.00	631,625							

REVIEW DATE 07/12/2023 BY HS Total Acres: 0.00 Total Land Value: 631,625 Market: 0 Agricultural: 0 Common: 631,625 PRINTED 08/06/2024 BY SYS