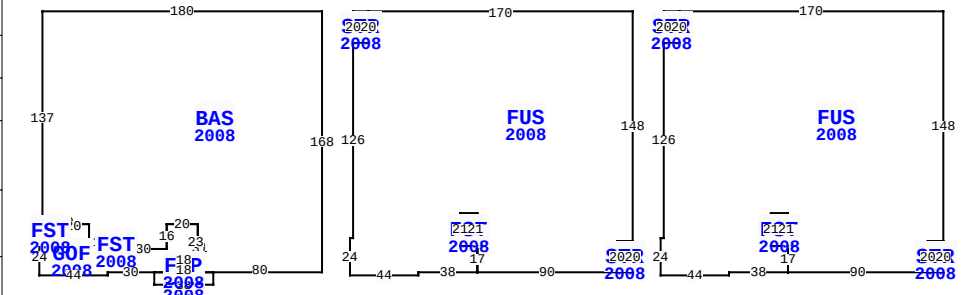


AMSDELL STORAGE VENTURES XIII/
20445 EMERALD PKWY DR SW, SUITE 220
CLEVELAND, OH 44135

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																	
Exterior Wall		15	CONC BLOCK 50		4814	06	92,772	131.5652	84.20	7,811,402	2008	2008	0	0	0	18.00	82.00	VALUATION BY		DIRECT_CAP																																																															
Exterior Wall		17	CB STUCCO 50		1 MINI MULTI - 0% - 0													Heated Area: 89600													HX Base Yr																																																				
Roof Structur		10	STEEL FRME 100																																									BUILDING MARKET VALUE													7,076,149																										
Roof Cover		04	BUILT-UP 100																																									TOTAL MARKET OB/XF VALUE													0																										
Interior Wall		01	MINIMUM 100																																									TOTAL LAND VALUE - MARKET													0																										
Interior Floo		03	CONC FINSH 100																																									TOTAL MARKET VALUE													7,076,149																										
Ceiling		02	F.NOT SUS 100																																									SOH/AGL Deduction													1,522,620																										
Air Condition		03	CENTRAL 100																																									ASSESSED VALUE													5,553,529																										
Heating Type		01	NONE 100																																									TOTAL EXEMPTION VALUE													0																										
Plumbing		8	100																																									BASE TAXABLE VALUE													5,553,529																										
Frame		03	MASONRY 100																																									TOTAL JUST VALUE													7,076,149																										
Story Height			13 100																																									NCON VALUE													0																										
RMS			640 100																												INCOME VALUE													7,076,149																																							
Stories		3.	3. 100																												PREVIOUS YEAR MKT VALUE													5,550,849																																							
Class		00	. 100																																																																																
Units		0	100																																																																																
Occupancy		00	NONE 100																																																																																
Quality		05	Quality Level 05																																																																																
DOR CODE		4840	MINI STORAGE																																																																																
MAP NUM			MKT AREA																																																																																
NEIGHBORHOOD/LOC		2002.00																																																																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																													
BAS		27,820	100	2008	27,820	920,804																																																																													
CAN		304	30	2008	91	6,283																																																																													
FOP		144	50	2008	72	4,971																																																																													
FST		30	70	2008	21	1,450																																																																													
FST		80	70	2008	56	3,866																																																																													
FST		231	70	2008	162	11,185																																																																													
FST		231	70	2008	162	11,185																																																																													
FUS		29,741	100	2008	29,741	1,053,437																																																																													
FUS		29,741	100	2008	29,741	1,053,437																																																																													
GOF		2,298	210	2008	4,826	333,206																																																																													
TOTALS		91,420			92,772	3,405,350																																																																													
EXTRA FEATURES		2641 BAILEY RD, FERNANDINA BEACH																	BLD DATE 03/05/2021													KK LGL DATE 04/23/2025													DC																																						
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		0810	CONCRETE A	0	0	0	1,634.00	SF	6.50	6.50	100	2008	2008	3	88	9,346																																																																			
2		0810	CONCRETE A	0	0	12	144.00	SF	6.50	6.50	100	2008	2008	3	88	824																																																																			
3		0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	100	2008	2008	3	88	858																																																																			
4		0400	CONC CURB	0	0	0	698.00	LF	15.00	15.00	100	2008	2008	3	91	9,528																																																																			
5		0803	ASPHALT C	0	0	0	17,043.00	SF	2.00	2.00	100	2008	2008	3	60	20,452																																																																			
6		0423	CL FNC 5'	0	0	0	218.00	LF	6.85	6.85	100	2008	2008	3	72	1,075																																																																			
7		1126	CB/STC 8"	0	0	0	216.00	SF	8.00	8.00	100	2008	2008	3	88	1,521																																																																			
8		0463	FENCE GATE	0	0	0	2.00	UT	600.00	600.00	100	2008	2008	3	72	864																																																																			
9		4950	BOLLARD	0	0	0	3.00	UT	100.00	100.00	100	2008	2008	3	100	300																																																																			
10		0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	3,643																																																																			
LAND DESCRIPTION										TOTAL OB/XF										48,411																																																															
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	0006	CI	0.00	0.00	81,457.00	SF		1.00	1.00	0.70	14.00	9.80	798,279																																																																		

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				8
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY													
																						VALUATION BY										DIRECT_CAP		
																						Tax Group: 8										Tax Dist:		
																						BUILDING MARKET VALUE										7,076,149		
																						TOTAL MARKET OB/XF VALUE										0		
																						TOTAL LAND VALUE - MARKET										0		
																						TOTAL MARKET VALUE										7,076,149		
																						SOH/AGL Deduction										1,522,620		
																						ASSESSED VALUE										5,553,529		
																						TOTAL EXEMPTION VALUE										0		
																						BASE TAXABLE VALUE										5,553,529		
																						TOTAL JUST VALUE										7,076,149		
																						NCON VALUE										0		
																						INCOME VALUE										7,076,149		
																						PREVIOUS YEAR MKT VALUE										5,550,849		
																			</															

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