

PT LOTS 4 & 5 IN OR 2008/1119
BEING WINDJAMMER PARCEL
SUB OF SEC 30-3N-28E PBK 0/59

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

2025

00-00-30-0800-0004-0090

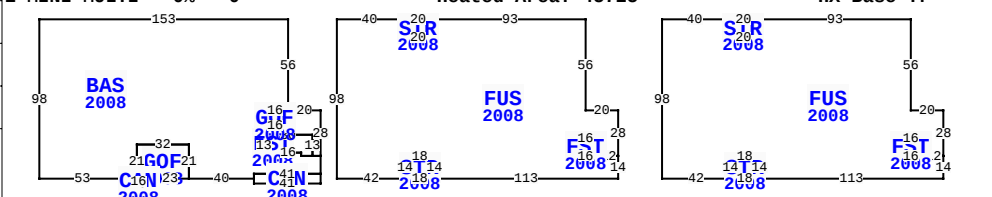


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		9 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		307 100
Stories	3.	3. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,537	100	2008	14,537	980,550
CAN	48	30	2008	14	944
CAN	246	30	2008	74	4,991
FST	176	70	2008	123	8,297
FST	176	70	2008	123	8,297
FST	358	70	2008	251	16,930
FUS	15,186	100	2008	15,186	1,024,326
FUS	15,186	100	2008	15,186	1,024,326
GOF	144	210	2008	302	20,371
GOF	672	210	2008	1,411	95,175
TOTALS	47,673			47,303	1,190,547

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4814	06	47,301	125.4701	80.30	3,798,270	2008	2008	0	0	0 16.00	84.00



** This building has 14 Sub-Areas

1699 WINDJAMMER LN, FERNANDINA BEACH

BLD DATE	03/03/2025	KWA	LGL DATE
XF DATE	03/03/2025	KWA	LAND DATE
INC DATE	05/06/2025	DC	AG DATE

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	0	420.00	LF	15.00	15.00	100	2002	2002	3	85	5,355	
2	0424	CL FNC 6'	0	0	35	0	38.00	LF	20.00	20.00	100	2002	2002	3	55	418	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	700.00	700.00	100	2002	2002	3	55	770	
4	0400	CONC CURB	0	0	0	0	370.00	LF	15.00	15.00	100	2008	2008	3	91	5,051	
5	0803	ASPHALT C	0	0	0	0	18,850.00	SF	2.00	2.00	100	2008	2008	3	60	22,620	
6	0810	CONCRETE A	0	0	14	8	112.00	SF	6.50	6.50	100	2008	2008	3	88	641	
7	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	88	824	
8	0810	CONCRETE A	0	0	102	4	408.00	SF	6.50	6.50	100	2008	2008	3	88	2,334	
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2008	2008	3	91	46	
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	3,643	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0		C-2	0.00	0.00	125,887.80	SF	1.00
2	009640	C	HDWD	0		C-2	0.00	0.00	2.27	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 2
VALUATION BY											DIRECT_CAP
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											4,341,737
TOTAL MARKET OB/XF VALUE											0
TOTAL LAND VALUE - MARKET											0
TOTAL MARKET VALUE											4,341,737
SOH/AGL Deduction											1,489,160
ASSESSED VALUE											2,852,577
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											2,852,577
TOTAL JUST VALUE											4,341,737
NCON VALUE											0
INCOME VALUE											4,341,737
PREVIOUS YEAR MKT VALUE											3,092,959

CUBESMART STORAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071780	NEW CONSTR	15,000	09/20/2007
20062776	NEW CONSTR	2,812,843	12/21/2006

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							
1756/0099	9/16/2011	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: U-STORE IT LP							

BUILDING NOTES											
FUS=[YR=2008;LABEL=2nd FLR;ORIG=30,0] S98 E42 N14 E18 S14 E113 N14 W12 W16 N11 E16 S11 E12 N28 W20 N56 W93 S11 W20 N11 W40 \$											
FUS=[YR=2008;LABEL=3rd FLR;ORIG=230,0] S98 E42 N14 E18 S14 E113 N14 W12 W16 N11 E16 S11 E12 N28 W20 N56 W93 S11 W20 N11 W40 \$											
BAS=[YR=2008;ORIG=0,0] W153 S98 E53 E7 N21 E32 S21 E40 N3 E41 N11 W5 W7 N2 W16 S2 W7 N13 E30 S13 E5 N28 W20 S9 W16 N9 E16 N56 \$											
GOF=[YR=2008;ORIG=-84,98] E23 N21 W32 S21 E9 \$											
FST=[YR=2008;ORIG=15,84] N13 W30 S13 E7 N2 E16 S2 E7 \$											
STR=[YR=2008;ORIG=72,98] E18 N14 W18 S14 \$											

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

00-00-30-0800-0004-0090

[illegible]