

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

00-00-30-0800-0006-0010

[illegible]

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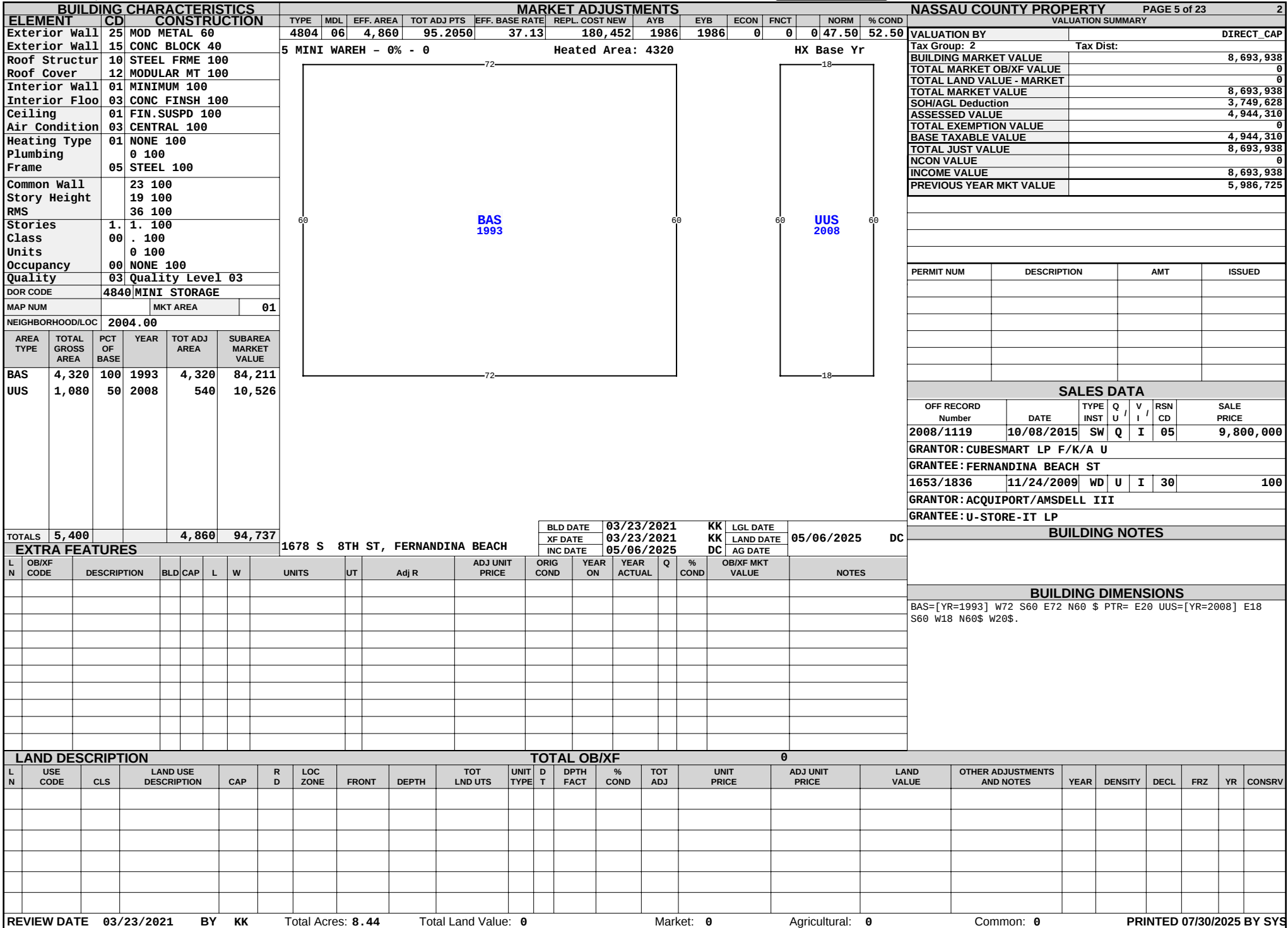
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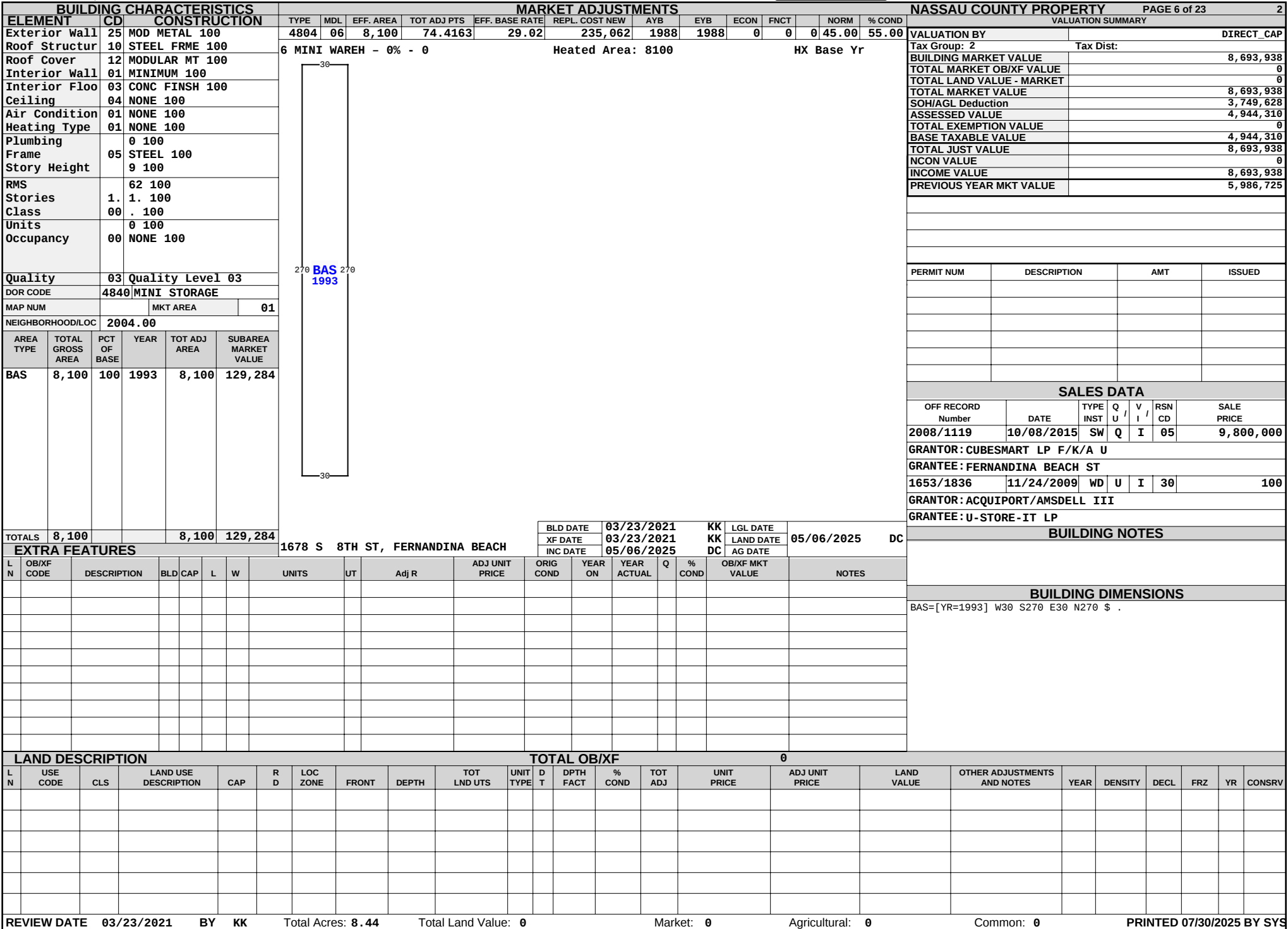
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BUILDING CHARACTERISTICS

ELEMENTCD

25MOD METAL 100

10STEEL FRME 100

12MODULAR MT 100

01MINIMUM 100

03CONC FINSH 100

04NONE 100

01NONE 100

01NONE 100

05STEEL 100

9100

62100

1.1.100

00.100

00NONE 100

03Quality Level 03

4840MINI STORAGE

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2004.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS8,10010019938,100129,284

TOTALS8,1008,100129,284

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE03/23/2021BYKKTotal Acres: 8.44Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

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

4804068,10074.416329.02235,0621988198800045.0055.00

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

BLD DATEXF DATEINC DATE03/23/202103/23/202105/06/2025KKKKDC

LGL DATELAND DATEAG DATE05/06/2025DC

05/06/2025DC

NASSAU COUNTY PROPERTY

PAGE 7 of 23

VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE8,693,938

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE8,693,938

SOH/AGL Deduction3,749,628

ASSESSED VALUE4,944,310

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE4,944,310

TOTAL JUST VALUE8,693,938

NCON VALUE0

INCOME VALUE8,693,938

PREVIOUS YEAR MKT VALUE5,986,725

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSNCDSALE PRICE

2008/111910/08/2015SWQ Q I 059,800,000

GRANTOR:CUBESMART LP F/K/A U

GRANTEE:FERNANDINA BEACH ST

1653/183611/24/2009WDU I 30100

GRANTOR:ACQUIPORT/AMSDCELL III

GRANTEE:U-STORE-IT LP

BUILDING NOTES

BUILDING DIMENSIONS

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 9 of 23																												
Exterior Wall	25	MOD METAL 70								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	DIRECT_CAP																									
Exterior Wall	15	CONC BLOCK 30								1701	06	1,642	107.3082	150.77	247,564	1988	1988	0	0	0	48.00	52.00	Tax Group: 2	Tax Dist:																								
Roof Structure	10	STEEL FRME 100								9 OFFICE - 0% - 0										Heated Area: 1600										HX Base Yr										BUILDING MARKET VALUE	8,693,938							
Roof Cover	12	MODULAR MT 100								</																																						

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

25

MOD METAL 80

Exterior Wall

15

CONC BLOCK 20

Roof Structure

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. 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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

300

100

1993

300

22,916

CAN

75

30

1993

22

1,681

PTO

75

5

1993

4

306

UST

700

50

1993

350

26,736

TOTALS

1,150

676

51,638

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

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

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

146.90

99,304

1988

1988

0

0

48.00

52.00

Heated Area:

300

HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 13 of 23

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

8,693,938

0

0

8,693,938

3,749,628

4,944,310

0

4,944,310

8,693,938

0

8,693,938

5,986,725

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 IIII

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 \$.

TOTAL OB/XF

0

REVIEW DATE

03/23/2021

BY

KK

Total Acres: 8.44

Total Land Value: 0

Market: 0

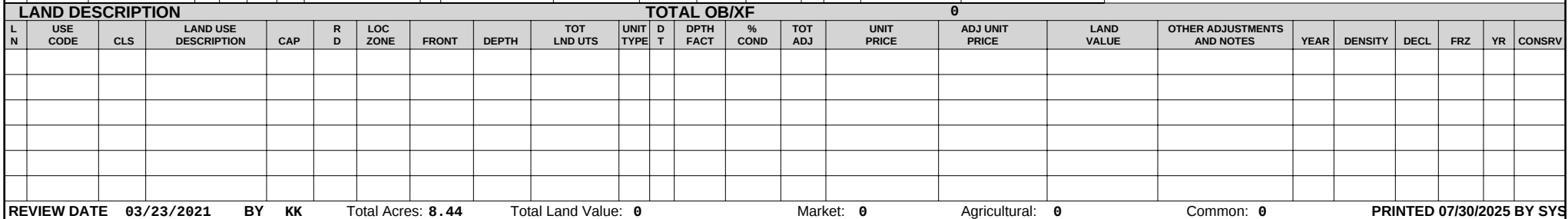
Agricultural: 0

Common: 0

PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	25	MOD METAL 80			
Exterior Wall	15	CONC BLOCK 20			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	01	MINIMUM 20			
Interior Floor	13	LVT/LAMNT 100			
Ceiling	03	PART.FIN. 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Plumbing	3	100			
Frame Common Wall	05	STEEL 100			
Story Height		62 100			
RMS		18 100			
Stories	4	100			
Class	1.	1. 100			
Units	00	. 100			
Quantity	0	0 100			
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	180	100	1993	180	13,566
CAN	75	30	1993	22	1,658
PTO	75	5	1993	4	302
UST	820	50	2008	410	30,901
TOTALS	1,150			616	46,427

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	144.94	89,283	1988	1988	0	0	0 48.00	52.00

16 OFFICE - 0% - 0

Heated Area: 180

HX Base Yr

UST
2008

BAS
1993

CAN
1993

PTO
1993

NASSAU COUNTY PROPERTY

PAGE 16 of 23

2

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

VALUATION SUMMARY

8,693,938

0

0

8,693,938

3,749,628

4,944,310

0

4,944,310

8,693,938

0

8,693,938

5,986,725

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

1678 S 8TH ST, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

03/23/2021

03/23/2021

05/06/2025

KK

KK

DC

LGL DATE

LAND DATE

AG DATE

05/06/2025

DC

ADJ UNIT PRICE

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: 8.44

Total Land Value: 0

Market: 0

Agricultural: 0

Common: 0

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