

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

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

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

25MOD METAL 50

31HARDIE BRD 50

10STEEL FRME 100

04BUILT-UP 100

03CONC FINSH 100

03PART.FIN. 100

03CENTRAL 100

04AIR DUCTED 100

20100STEEL 100

12100

5100

3.3.100

03Quality Level 03

4840MINI STORAGE

MKMT AREA04

4053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS27,320100202427,3201,275,679

CAN92302024281,308

CAN200302024602,801

CAN200302024602,801

FUS27,320100202427,3201,275,679

FUS27,320100202427,3201,275,679

TOTALS82,45282,1088,833,948

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10803ASPHALT C100014,990.00SF2.002.00100202420239026,982

20812CONCRETE C10001,802.00SF4.004.00100202420231007,208

30400CONC CURB1000814.00LF15.0015.001002024202310012,210

44950BOLLARD100014.00UT100.00100.00100202420231001,400

50972ST LGHT UN10005.00UT2,530.002,530.00100202420239912,524

61123CB 8"100033.00SF6.156.1510020242023100203

70463FENCE GATE10002.00UT300.00300.001002024202399594

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001000CCOMMERCIAL0PD - E0.000.00126,325.00SF1.001.001.006.006.00757,950

REVIEW DATE07/12/2023BYHSTotal Acres: 2.90Total Land Value: 757,950Market: 0Agricultural: 0Common: 757,950PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

A/YB

E/YB

ECON

FNCT

NORM

% COND

48140682,10873.416046.993,858,25520232023000.6399.37

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

CAN2024CAN2024CAN2024BAS2024FUS2024FUS2024

BLD DATE06/07/2024REAGLG L DATE03/04/2025DC

XF DATEINC DATE05/05/2025DCAG DATE

76080 WILLIAM BURGESS BLVD, YULEE

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE8,848,936

TOTAL MARKET OB/XF VALUE61,121

TOTAL LAND VALUE - MARKET757,950

TOTAL MARKET VALUE9,668,007

SOH/AGL Deduction0

ASSESSED VALUE9,668,007

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE9,668,007

TOTAL JUST VALUE9,668,007

NCON VALUE0

INCOME VALUE5,905,459

PREVIOUS YEAR MKT VALUE9,544,812

SALES DATA

OFF RECORD NumberDATETYPEQU / VRSN CD SALE PRICE

2503/097510/07/2021SWQV01750,000

GRANTOR: WILDLIGHT LLC

GRANTEE: SS STORAGE LLC

BUILDING NOTES

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 \$