

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

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

BUILDING CHARACTERISTICS/CONSTRUCTION														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION											VALUATION SUMMARY																													
Exterior Wall		15	CONC BLOCK 50											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		17	CB STUCCO 50											4814	06	92,772	131.5652	87.49	8,116,622	2008	2008		0		0	19.13	80.87	Tax Group: 8					Tax Dist:										
Roof Structure		10	STEEL FRME 100											1 MINI MULTI 0% - 0										Heated Area: 89600										HX Base Yr									
Roof Cover		04	BUILT-UP 100																					BUILDING MARKET VALUE										7,848,741									
Interior Wall		01	MINIMUM 100																					TOTAL MARKET OB/XF VALUE										0									
Interior Floor		02	CONC FINSH 100																					TOTAL LAND VALUE - MARKET										0									
Ceiling		03	F.NOT SUS 100																					TOTAL MARKET VALUE										7,848,741									
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										1,500,439									
Heating Type		01	NONE 100																					ASSESSED VALUE										6,348,302									
Plumbing		03	MASONRY 100																					TOTAL EXEMPTION VALUE										0									
Frame		03																						BASE TAXABLE VALUE										6,348,302									
Story Height			13 100																					TOTAL JUST VALUE										7,848,741									
RMS			640 100																					NCON VALUE										0									
Stories		3.	3. 100											INCOME VALUE										7848741																			
Class		00	. 100											PREVIOUS YEAR MKT VALUE										7,076,149																			
Units		00	0 100																																								
Occupancy		00	NONE 100																																								
Quality		05	Quality Level 05																																								
DOR CODE		4840	MINI STORAGE																																								
MAP NUM			MKT AREA											02																													
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	1,968,353																																						
CAN	304	30	2008		91	6,439																																					
FOP	144	50	2008		72	5,094																																					
FST	30	70	2008		21	1,486																																					
FST	80	70	2008		56	3,962																																					
FST	231	70	2008		162	11,462																																					
FST	231	70	2008		162	11,462																																					
FUS	29,741	100	2008	29,741	12,104,270																																						
FUS	29,741	100	2008	29,741	12,104,270																																						
GOF	2,298	210	2008		4,826	341,455																																					
TOTALS	91,420			92,772	25,563,912																																						
EXTRA FEATURES														2641 BAILEY RD, FERNANDINA BEACH										BLD DATE										LGL DATE									
																								XF DATE										LAND DATE									
																								INC DATE										AG DATE									
																								05/13/2026										05/08/2026									
																								DG										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	87	9,240																												
2	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	87	814																											
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	2008	2008	3	87	848																											
4	0400	CONC CURB	0	0	0	0	698.00	LF	15.00	15.00	100	2008	2008	3	90	9,423																											
5	0803	ASPHALT C	0	0	0	0	17,043.00	SF	2.00	2.00	100	2008	2008	3	58	19,770																											
6	0423	CL FNC 5'	0	0	0	0	218.00	LF	6.85	6.85	100	2008	2008	3	69	1,030																											
7	1126	CB/STC 8"	0	0	0	0	216.00	SF	8.00	8.00	100	2008	2008	3	87	1,503																											
8																																											

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 1.87	Total Land Value: 0	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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