PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		9 100
RMS		72 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

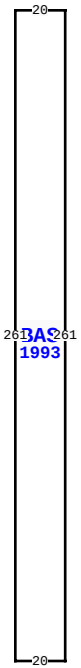
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,220	100	1993	5,220	124,924
TOTALS	5,220			5,220	124,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,220	85.4291	34.81	181,708	1986	2000	0	0	0	31.25	68.75

1 MINI WAREH 0% - 0 Heated Area: 5220 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200076	REMODEL	0	08/04/2020
20131478	H/AC	2,100	06/26/2013
20111256	REMODEL	7,500	07/27/2011
20091723	H/AC	350	12/18/2009
20091317	ELEC OTHER	750	09/29/2009
20091296	ADDITION	1,500	09/24/2009

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

BAS=[YR=1993] W20 S261 E20 N261 $.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	38,901.00	SF	2.00	2.00	100	1986	1986	3	50	38,901	
2	0803	ASPHALT C	0	0	0	0	32,644.00	SF	2.00	2.00	100	1988	1988	3	50	32,644	
3	0803	ASPHALT C	0	0	28	75	13,175.00	SF	2.00	2.00	100	1993	1993	3	50	13,175	
4	0803	ASPHALT C	0	0	0	0	21,496.00	SF	2.00	2.00	100	1998	1998	3	50	21,496	
5	0430	CL FNC 6B	0	0	0	0	1,312.00	LF	9.70	9.70	100	1986	1986	3	21	2,673	
6	0430	CL FNC 6B	0	0	0	0	504.00	LF	9.70	9.70	100	1988	1988	3	23	1,124	
7	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1988	1988	3	23	345	
8	0425	CL FNC 8'	0	0	0	0	20.00	LF	10.65	10.65	100	1988	1988	3	23	49	
9	0430	CL FNC 6B	0	0	0	0	672.00	LF	9.70	9.70	100	1997	1997	3	36	2,347	
10	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1997	1997	3	36	216	

LAND DESCRIPTION

TOTAL OB/XF 112,970

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0003	C-2	0.00	0.00	367,646.00	SF		1.00	1.00	1.00	20.00	20.00	7,352,920							

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		64 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

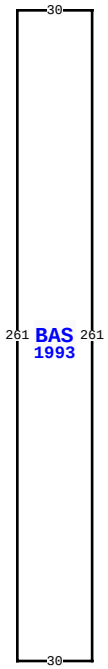
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,830	100	1993	7,830	181,573
TOTALS	7,830			7,830	181,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	7,830	82.7640	33.73	264,106	1986	2000	0	0	0	31.25	68.75

2 MINI WAREH 0% - 0 Heated Area: 7830 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081594	REMODEL	0	10/21/2008
20080525	H/AC	21,947	04/01/2008
20080380	H/AC	70,000	03/14/2008
20080069	ELEC OTHER	200	01/16/2008
20072143	ELEC OTHER	0	11/30/2007
20071746	H/AC	4,000	09/17/2007

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

BAS=[YR=1993] W30 S261 E30 N261 $.

EXTRA FEATURES

LN	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
11	0462	ST/AL FNC	0	0	25	6	150.00	SF	12.50	12.50	100	1997	1997	3	23	431	
12	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1986	1986	3	56	84	
13	0400	CONC CURB	0	0	0	0	417.00	LF	15.00	15.00	100	1986	1986	3	56	3,503	
14	0812	CONCRETE C	0	0	0	0	4,620.00	SF	4.00	4.00	100	1993	1993	3	62	11,458	
15	0978	SECURTY LT	0	0	0	0	32.00	UT	450.00	450.00	100	1986	1986	3	22	3,168	
16	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1988	1988	3	24	540	
17	0646	LWN SPRK H	0	0	0	0	6.00	UT	2.00	2.00	100	1993	1993	3	85	10	
18	0810	CONCRETE A	0	0	19	10	190.00	SF	6.50	6.50	100	1998	1998	3	72	889	
19	0966	FIRE SPRNK	0	0	0	0	15,000.00	SF	3.00	3.00	100	1998	1998	3	72	32,400	
20	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	1998	1998	3	85	12	

TOTAL OB/XF 52,495

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

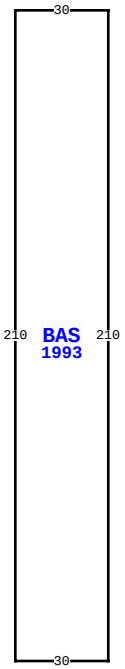
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		54 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	6,300	100	1993	6,300	147,522
TOTALS	6,300			6,300	147,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	6,300	83.5916	34.06	214,578	1986	2000	0	0	0	31.25	68.75

3 MINI WAREH 0% - 0 Heated Area: 6300 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071585	ELEC OTHER	201,000	08/23/2007
20070866	H/AC	55,390	05/17/2007
20070435	ELEC OTHER	65,000	03/12/2007
20070083	SIGN	2,140	01/18/2007
20062776	NEW CONSTR	2,812,843	12/21/2006
20061314	OTHER	522	06/12/2006

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						
1653/1836	11/24/2009	WD	U	I	30	100
GRANTOR: ACQUIPORT/AMSDELL III						
GRANTEE: U-STORE-IT LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S210 E30 N210 $.

EXTRA FEATURES

LN	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
21	0810	CONCRETE A	0	0	0	0	272.00	SF	6.50	6.50	100	1998	1998	3	72	1,273	
22	0803	ASPHALT C	0	0	0	0	6,570.00	SF	2.00	2.00	100	1998	1998	3	50	6,570	
23	4950	BOLLARD	0	0	0	0	70.00	UT	100.00	100.00	100	1998	1998	3	100	7,000	
24	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2008	2008	3	100	1,100	
25	0803	ASPHALT C	0	0	0	0	6,718.00	SF	2.00	2.00	100	2000	2000	3	50	6,718	
26	0803	ASPHALT C	0	0	0	0	3,739.00	SF	2.00	2.00	100	2008	2008	3	58	4,337	
27	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2008	2008	3	87	543	
28	0810	CONCRETE A	0	0	0	0	819.00	SF	6.50	6.50	100	2000	2000	3	75	3,993	
29	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2008	2008	3	69	3,105	
30	0424	CL FNC 6'	0	0	0	0	70.00	LF	20.00	20.00	100	2000	2000	3	45	630	

TOTAL OB/XF 35,269

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		28 100
Story Height		19 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

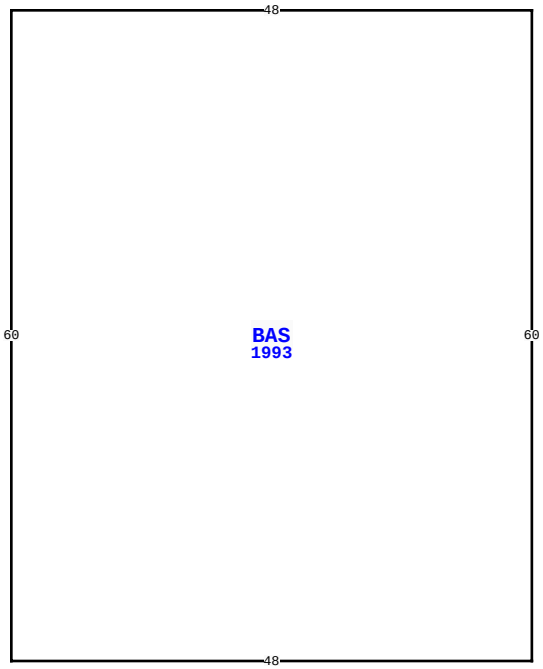
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	1993	2,880	77,992
TOTALS	2,880			2,880	77,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,880	96.6622	39.39	113,443	1986	2000	0	0	0	31.25	68.75

4 MINI WAREH 0% - 0 Heated Area: 2880 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061119	ELEC OTHER	50,135	05/19/2006
20060911	ADDITION	875,197	04/28/2006
20033412	H/AC	2,000	07/03/2003
20033355	REMODEL	3,000	06/26/2003
10604-B	ADDITION	330,000	07/15/1997
7261	NEW CONSTR	150	03/04/1991

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

BAS=[YR=1993] W48 S60 E48 N60 $.

EXTRA FEATURES

LN	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
31	0443	STK FNC 6'	0	0	0	0	9.00	LF	10.00	10.00	100	1998	1998	3	20	18	
32	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2008	2008	3	90	135	
33	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	20	700	
34	0463	FENCE GATE	0	0	0	0	1.00	UT	375.00	375.00	100	1997	1997	3	36	135	
35	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
36	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1998	1998	3	40	1,012	

LAND DESCRIPTION

TOTAL OB/XF 12,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		23 100
Story Height		19 100
RMS		36 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

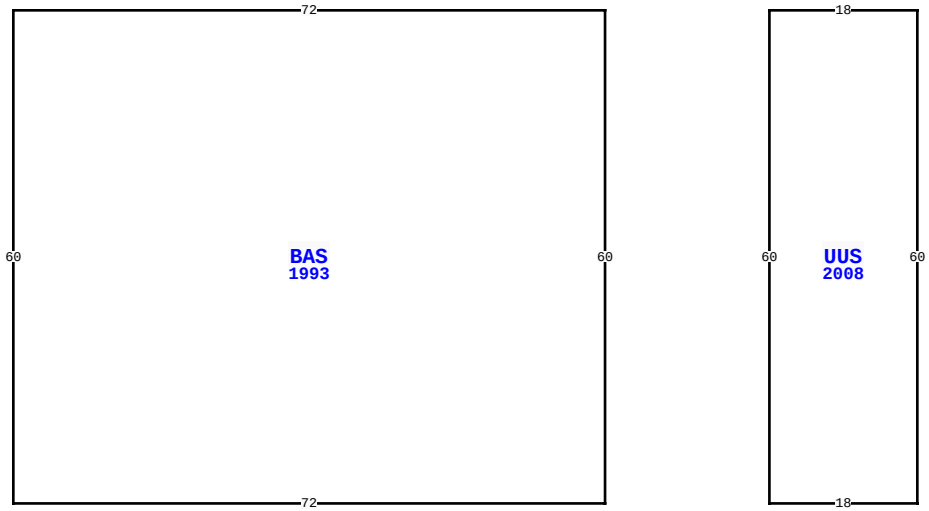
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,320	100	1993	4,320	126,760
UUS	1,080	50	2008	540	15,845
TOTALS	5,400			4,860	142,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,860	104.7255	42.68	207,425	1986	2000	0	0	0	31.25	68.75

5 MINI WAREH 0% - 0 Heated Area: 4320 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W72 S60 E72 N60 $ PTR= E20 UUS=[YR=2008] E18 S60 W18 N60$ W20$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		62 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

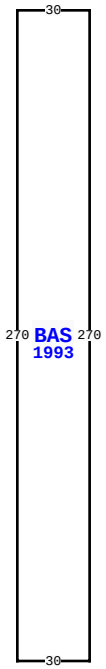
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,100	100	1993	8,100	185,774
TOTALS	8,100			8,100	185,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,100	81.8580	33.36	270,216	1988	2000	0	0	0	31.25	68.75

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



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

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

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		62 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

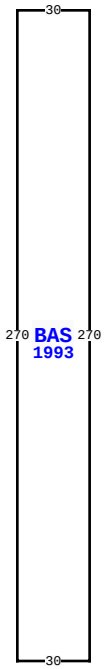
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,100	100	1993	8,100	185,774
TOTALS	8,100			8,100	185,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,100	81.8580	33.36	270,216	1988	2000	0	0	0	31.25	68.75

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



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

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

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		40 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

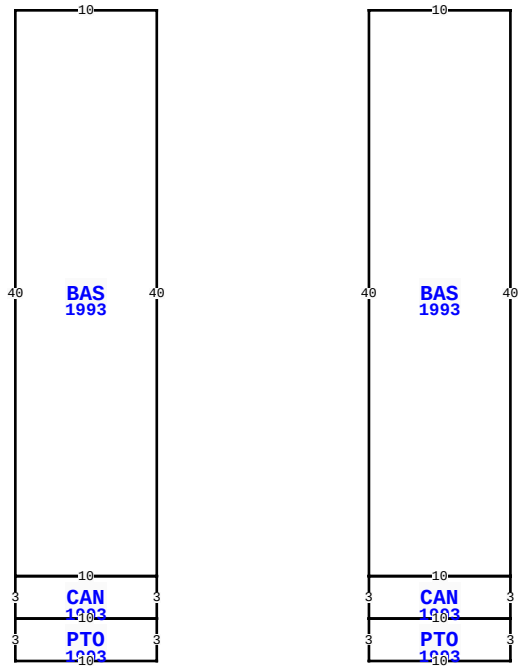
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	10,315
BAS	400	100	1993	400	10,315
CAN	30	30	1993	9	232
CAN	30	30	1993	9	232
PTO	30	5	1993	2	52
PTO	30	5	1993	2	52
TOTALS	920			822	21,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	822	92.0581	37.51	30,833	1988	2000	0	0	0	31.25	68.75

8 MINI WAREH 0% - 0 Heated Area: 800 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W10 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E10 N3 W10 $ E10 N3 W10 $ E10 N40 $ PTR= E15 BAS=[YR=1993] E10 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 W10 N3 E10 $ W10 N3 E10 $ W10 N40 $ W15 $.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	05	STEEL 100
Common Wall		38 100
Story Height		18 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Quality	03	Quality Level 03

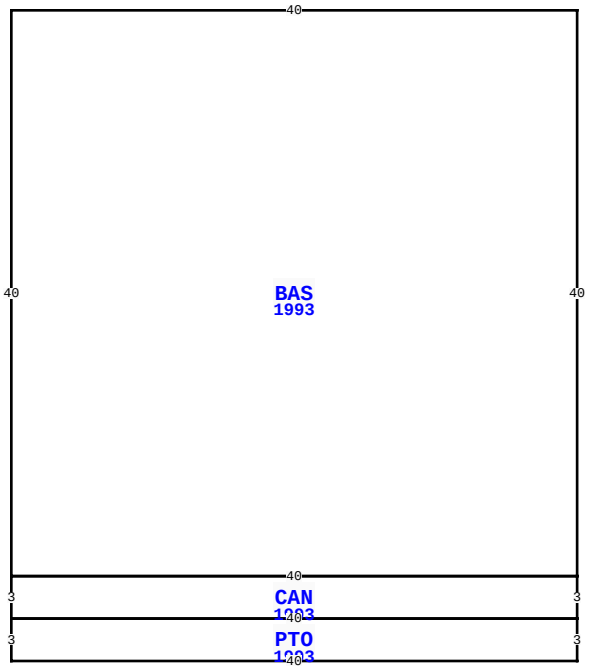
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	192,192
CAN	120	30	1993	36	4,325
PTO	120	5	1993	6	721
TOTALS	1,840			1,642	197,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,642	107.3082	160.16	262,983	1988	2000	0	0	0	25.00	75.00

9 OFFICE 0% - 0 Heated Area: 1600 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W40 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E40 N3 W40 $ E40 N3 W40 $ E40 N40 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		3 100
Stories	1.	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

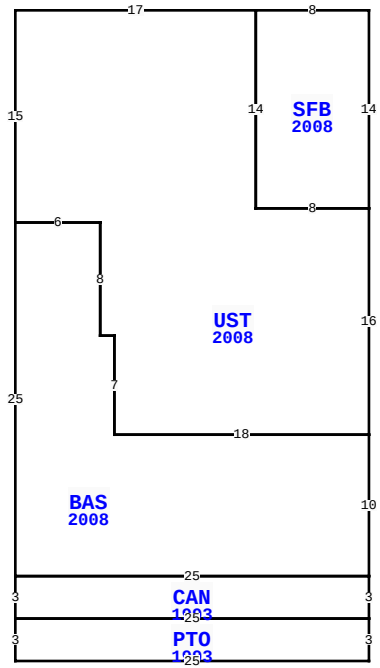
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	347	100	2008	347	36,146
CAN	75	30	1993	22	2,292
PTO	75	5	1993	4	417
SFB	112	80	2008	90	9,375
UST	541	50	2008	270	28,125
TOTALS	1,150			733	76,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	733	93.0560	138.89	101,806	1988	2000	0	0	0	25.00	75.00

10 OFFICE 0% - 0 Heated Area: 437 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

SFB=[YR=2008] W8 UST=[YR=2008] W17 S15 BAS=[YR=2008] S25 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N10 W18 N7 W1 N8 W6$ E6 S8 E1 S7 E18 N16 W8 N14$ S14 E8 N14$.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	14	CARPET 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	Condition Level 03

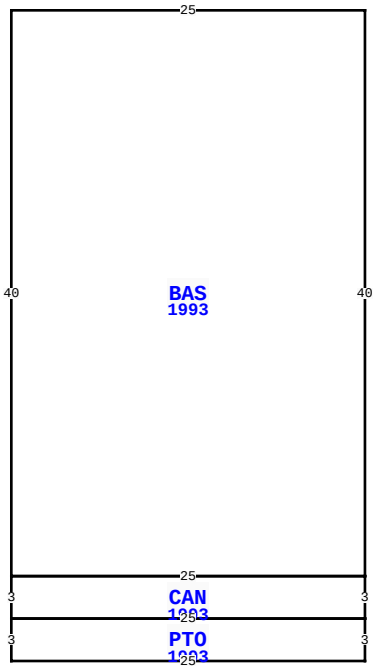
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	100,965
CAN	75	30	1993	22	2,222
PTO	75	5	1993	4	404
TOTALS	1,150			1,026	103,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,026	90.1984	134.62	138,120	1988	2000	0	0	0	25.00	75.00

11 OFFICE 0% - 0 Heated Area: 1000 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W25 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N40 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

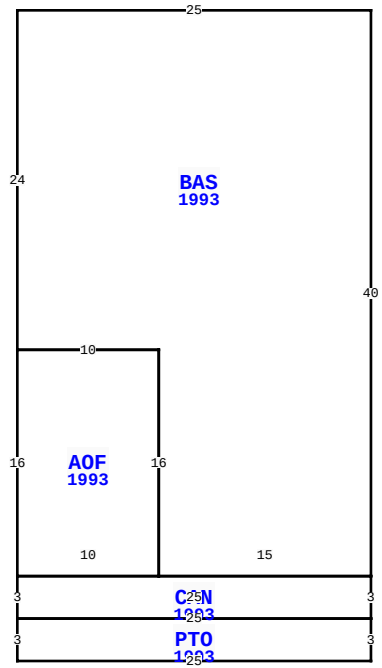
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	Condition 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
AOF	160	185	1993	296	33,515
BAS	840	100	1993	840	95,111
CAN	75	30	1993	22	2,491
PTO	75	5	1993	4	453
TOTALS	1,150			1,162	131,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	1,162	101.1528	150.97	175,427	1988	2000	0	0	0	25.00	75.00

12 OFFICE 0% - 0 Heated Area: 1000 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2026 DC
XF DATE		LAND DATE	
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W25 S24 AOF=[YR=1993] S16 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E10 N16 W10 $ E10 S16 E15 N40 $.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

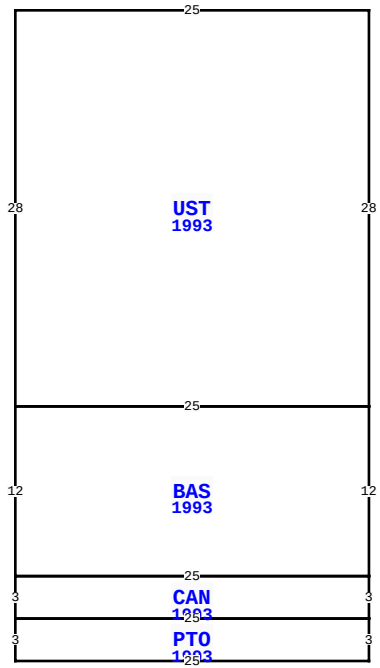
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		3 100
Stories	1.	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	35,111
CAN	75	30	1993	22	2,575
PTO	75	5	1993	4	468
UST	700	50	1993	350	40,964
TOTALS	1,150			676	79,118

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	156.05	105,490	1988	2000	0	0	0	25.00	75.00

13 OFFICE 0% - 0 Heated Area: 300 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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=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 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

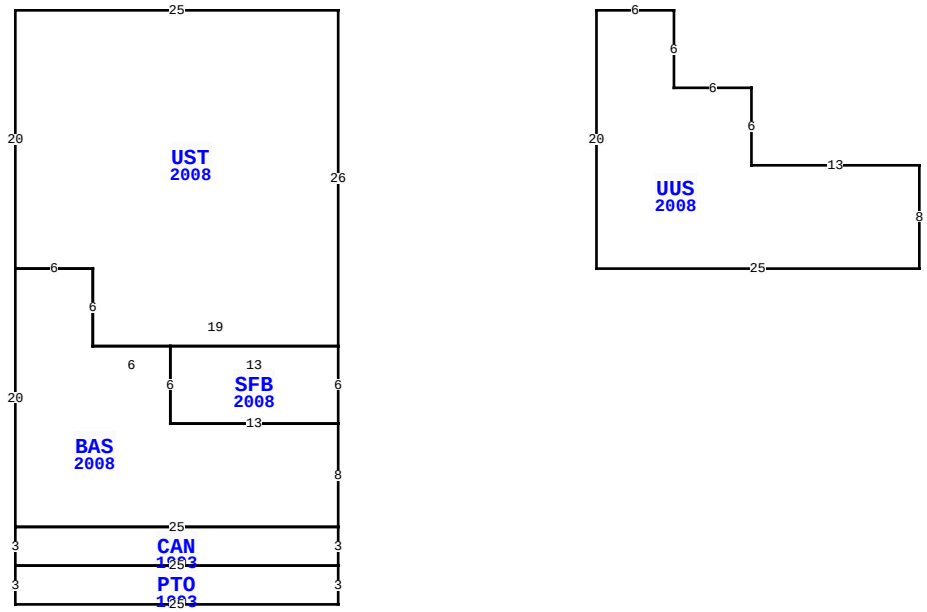
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.5	1.5 100
Class	00	. 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	308	100	2008	308	36,489
CAN	75	30	1993	22	2,606
PTO	75	5	1993	4	474
SFB	78	80	2008	62	7,346
UST	614	50	2008	307	36,371
UUS	308	50	2008	154	18,245
TOTALS	1,458			857	101,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	857	105.8340	157.96	135,372	1988	2000	0	0	0	25.00	75.00

14 OFFICE 0% - 0 Heated Area: 370 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 14 of 23 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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 S20 BAS=[YR=2008] S20 CAN=[YR=1993] S3
PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3W25 $ E25 N8
SFB=[YR=2008] N6 W13 S6 E13$ W13 N6 W6 N6 W6$ E6 S6 E19 N26$
PTR= E20 UUS=[YR=2008] E6 S6 E6 S6 E13 S8 W25 N20$ W20$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
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A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Quality	03	Quality Level 03 100

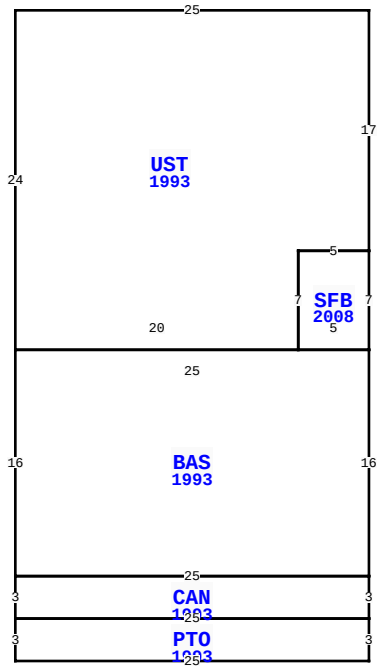
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	41,031
CAN	75	30	1993	22	2,257
PTO	75	5	1993	4	410
SFB	35	80	2008	28	2,873
UST	565	50	1993	282	28,927
TOTALS	1,150			736	75,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	736	91.6363	136.77	100,663	1988	2000	0	0	0	25.00	75.00

15 OFFICE 0% - 0 Heated Area: 428 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
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ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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=1993] W25 S24 BAS=[YR=1993] S16 CAN=[YR=1993] S3
PTO=[YR=1993] S3 E25 N3 W25 $ E25 N3 W25 $ E25 N16
SFB=[YR=2008] N7 W5 S7 E5$ W25$ E20 N7 E5 N17$.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
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PO BOX 3666
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2026

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BUILDING CHARACTERISTICS

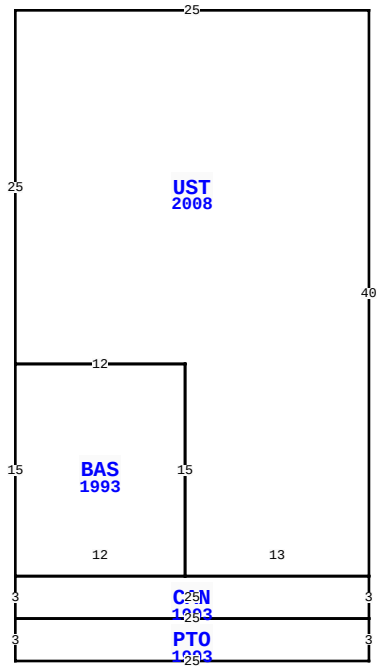
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	13	LVT/LAMNT 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Common Wall		62 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	00 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	180	100	1993	180	20,785
CAN	75	30	1993	22	2,540
PTO	75	5	1993	4	462
UST	820	50	2008	410	47,343
TOTALS	1,150			616	71,129

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	153.96	94,839	1988	2000	0	0	0	25.00	75.00

16 OFFICE 0% - 0 Heated Area: 180 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Common Wall		53 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	00 100
Occupancy	00	00 100

Quality Level 04

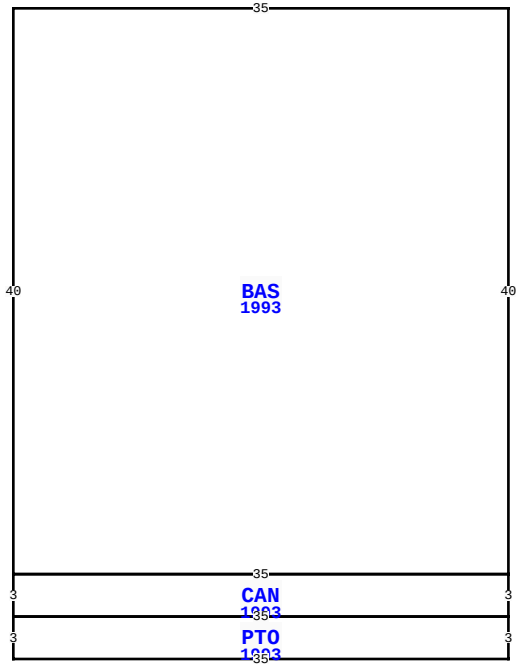
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	45,074
CAN	105	30	1993	32	1,031
PTO	105	5	1993	5	161
TOTALS	1,610			1,437	46,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,437	114.9304	46.83	67,295	1988	2000	0	0	0	31.25	68.75

17 MINI WAREH 0% - 0 Heated Area: 1400 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1993] W35 S40 CAN=[YR=1993] S3 PTO=[YR=1993] S3 E35 N3 W35 $ E35 N3 W35 $ E35 N40 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		87 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

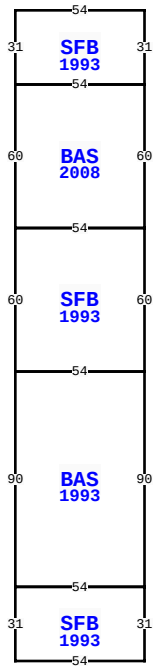
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,860	100	1993	4,860	127,469
BAS	3,240	100	2008	3,240	84,979
SFB	1,674	80	1993	1,339	35,120
SFB	1,674	80	1993	1,339	35,120
SFB	3,240	80	1993	2,592	67,983
TOTALS	14,688			13,370	350,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	13,370	93.6126	38.15	510,066	1993	2000	0	0	0	31.25	68.75

18 MINI WAREH 0% - 0 Heated Area: 13370 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

SFB=[YR=1993] W54 S31 BAS=[YR=2008] S60 SFB=[YR=1993] S60 BAS=[YR=1993] S90 SFB=[YR=1993] S31 E54 N31 W54$ E54 N90 W54$ E54 N60 W54$ E54 N60 W54$ E54 N31$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		57 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

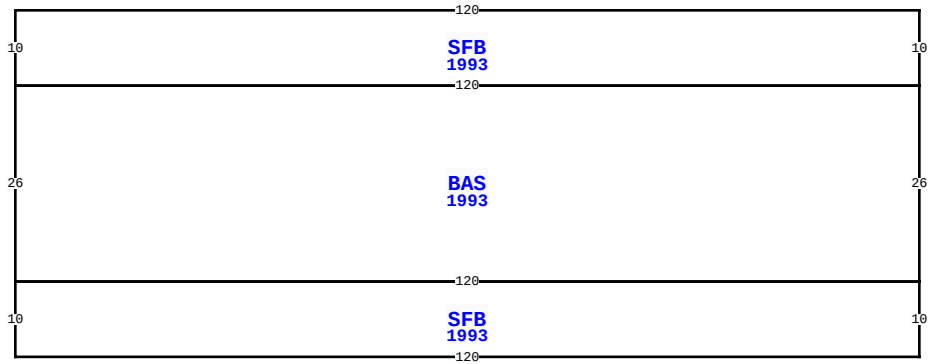
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	1993	3,120	80,845
SFB	1,200	80	1993	960	24,875
SFB	1,200	80	1993	960	24,875
TOTALS	5,520			5,040	130,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,040	92.4887	37.69	189,958	1993	2000	0	0	0	31.25	68.75

19 MINI WAREH 0% - 0 Heated Area: 5040 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

SFB=[YR=1993] W120 S10 BAS=[YR=1993] S26 SFB=[YR=1993] S10 E120 N10 W120 $ E120 N26 W120 $ E120 N10 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		15 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

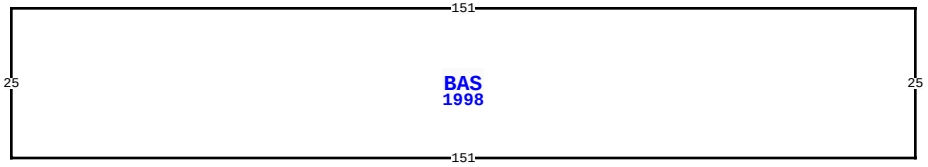
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,775	100	1998	3,775	98,544
TOTALS	3,775			3,775	98,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,775	93.1875	37.97	143,337	1998	2000	0	0	0	31.25	68.75

20 MINI WAREH 0% - 0 Heated Area: 3775 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1998] W151 S25 E151 N25 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
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FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

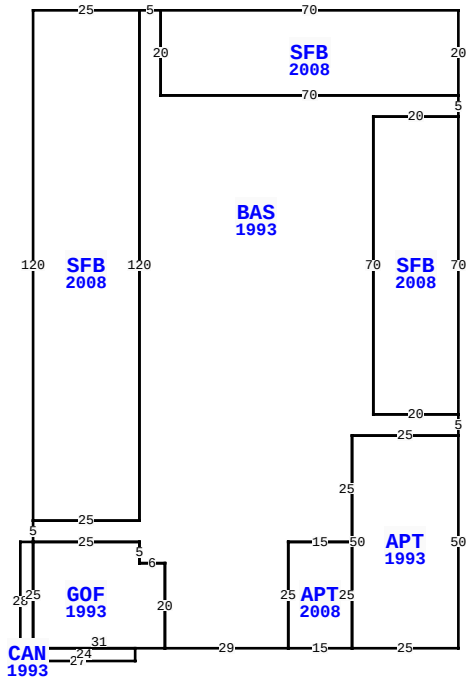
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		13 100
RMS		77 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
APT	1,250	250	1993	3,125	87,184
APT	375	250	2008	938	26,169
BAS	6,830	100	1993	6,830	190,548
CAN	156	30	1993	47	1,311
GOF	745	210	1993	1,564	43,634
SFB	1,400	80	2008	1,120	31,247
SFB	1,400	80	2008	1,120	31,247
SFB	3,000	80	2008	2,400	66,957
TOTALS	15,156			17,144	478,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	17,144	99.5835	40.58	695,704	1998	2000	0	0	0	31.25	68.75

22 MINI WAREH 0% - 0 Heated Area: 13840 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

SFB=[YR=2008] W70 BAS=[YR=1993] W5 SFB=[YR=2008] W25 S120 E25 N120$ S120 W25 S5 CAN=[YR=1993] W3 S28 E27 N3 W24 N25$GOF=[YR=1993] S25 E31 N20 W6 N5 W25$ E25 S5 E6 S20 E29 APT=[YR=2008] E15 APT=[YR=1993] E25 N50 W25 S50$ N25 W15 S25$ N25 E15 N25 E25 N5 SFB=[YR=2008] N70 W20 S70 E20$ W20 N70 E20 N5 W70 N20$ S20 E70 N20$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		74 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

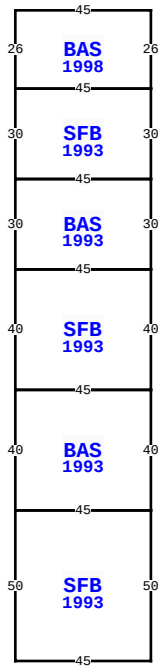
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	35,427
BAS	1,800	100	1993	1,800	47,235
BAS	1,170	100	1998	1,170	30,703
SFB	1,350	80	1993	1,080	28,342
SFB	1,800	80	1993	1,440	37,788
SFB	2,250	80	1993	1,800	47,235
TOTALS	9,720			8,640	226,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,640	93.6714	38.17	329,789	1998	2000	0	0	0	31.25	68.75

23 MINI WAREH 0% - 0 Heated Area: 8640 HX Base Yr



1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	13,154,757
SOH/AGL Deduction	7,716,016
ASSESSED VALUE	5,438,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438,741
TOTAL JUST VALUE	13,154,757
NCON VALUE	0
INCOME VALUE	13154757
PREVIOUS YEAR MKT VALUE	8,693,938

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

BAS=[YR=1998] W45 S26 SFB=[YR=1993] S30 BAS=[YR=1993] S30 SFB=[YR=1993] S40 BAS=[YR=1993] S40 SFB=[YR=1993] S50 E45 N50 W45$ E45 N40 W45$ E45 N40 W45$ E45 N30 W45$ E45 N30 W45$ E45 N26$.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOT 6 & PT ABND ALLEY'S IN
OR 2008/1119 BEING PARCELS
A,B,C,D,E (EX UTIL ESMT IN

FERNANDINA BEACH STORAGE 18 FL
PO BOX 3666
OAK BROOK, IL 60522

2026

00-00-30-0800-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		140 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

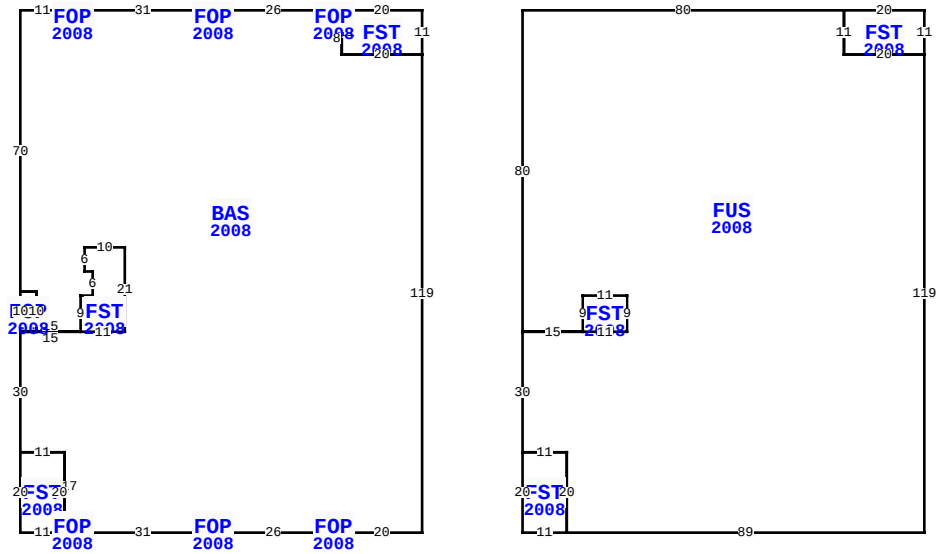
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,448	100	2008	12,448	357,606
FOP	12	50	2008	6	172
FOP	12	50	2008	6	172
FOP	12	50	2008	6	172
FOP	12	50	2008	6	172
FOP	12	50	2008	6	172
FOP	12	50	2008	6	172
FOP	40	50	2008	20	575
FST	99	70	2008	69	1,982
FST	207	70	2008	145	4,166
TOTALS	26,306			25,894	743,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	25,894	89.5256	36.48	944,613	2008	2008	0	0	0	21.25	78.75

24 MINI WAREH 0% - 0 Heated Area: 25008 HX Base Yr



** This building has 15 Sub-Areas

1678 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/11/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 23 of 23 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,154,757
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TOTAL MARKET VALUE	13,154,757
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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

FST=[YR=2008] W20 FOP=[YR=2008] W4 BAS=[YR=2008] W26 FOP=[YR=2008] W4 S3 E4 N3$ S3W4N3 W31 FOP=[YR=2008] W4S3E4 N3$ S3W4N3W11 S70 FOP=[YR=2008] S10 E4N10W4$E4S10W4 E15FST=[YR=2008] E11 N21W10S6E2S6W3S9$ W15 S30 FST=[YR=2008] S20 E11 FOP=[YR=2008] E4N3W4 S3$ N20 W11$ E11 S17 E4 S3 E31 FOP=[YR=2008] E4 N3 W4 S3$ N3 E4 S3 E26 FOP=[YR=2008] E4 N3 W4 S3$ N3 E4 S3 E20 N119 W20 N8 W4 N3$ S3 E4 N3$ S11 E20 N11$ PTR=E25 FUS=[YR=2008] E80 FST=[YR=2008] E20 S11 W20 N11$ S11 E20 S119 W89 FST=[YR=2008] W11 N20 E11 S20$ N20 W11 N30 E15 FST=[YR=2008] E11 N9 W11 S9$ W15 N80$ W25$.

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

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 06/01/2026 BY TD Total Acres: 8.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS