

FAIRFIELD SOUTHPOINTE L.P.
103 PROGRESS LN
CANONSBURG, PA 15317

00-00-31-1015-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 100								4804	06	4,099	72.0138	29.35	120,306	1980	1980	0	0	30	45.00	25.00	VALUATION BY					DIRECT_CAP											
Roof Structur	04	WOOD TRUSS 100								1 MINI WAREH 0% - 0										Heated Area: 3632										HX Base Yr									
Roof Cover	04	BUILT-UP 80																																					
Roof Cover	03	COMP SHNGL 20																																					
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	4	100																																					
Frame	03	MASONRY 100																																					
Story Height		10 100																																					
RMS		26 100																																					
Stories	1.	1. 100																																					
Class	00	. 100																																					
Units		0 100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality	02	Quality Level 02																																					
DOR CODE	4840	MINI STORAGE																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC		1070.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	180	185	1993	333	2,444																																		
AOF	270	185	1993	500	3,669																																		
BAS	3,182	100	1993	3,182	23,348																																		
FST	120	70	1993	84	616																																		
TOTALS	3,752			4,099	30,076																																		
EXTRA FEATURES					2382 JAMESTOWN RD, FERNANDINA BEACH										BLD DATE 11/16/2021 KK					LGL DATE					05/08/2026 DC														
															XF DATE					LAND DATE																			
															INC DATE 05/13/2026 DG					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	0811	CONCRETE B	0	0	0	636.00	SF	5.20	5.20	100	1980	1980	3	29	959																								
2	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1986	1986	3	22	1,113																								
3	0810	CONCRETE A	0	0	28	17	476.00	SF	6.50	100	1986	1986	3	44	1,361																								
4	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	26	117																								
5	0443	STK FNC 6'	0	0	0	76.00	LF	10.00	10.00	100	2008	2008	3	27	205																								
6	6001	ROLLUP DR	0	0	7	3	7.00	UT	400.00	400.00	100	2005	2005	3	21	588																							
7	6001	ROLLUP DR	0	0	9	7	18.00	UT	400.00	400.00	100	2005	2005	3	21	1,512																							
8	6001	ROLLUP DR	0	0	6	7	1.00	UT	400.00	400.00	100	2005	2005	3	21	84																							
9	6001	ROLLUP DR	0	0	9	7	7.00	UT	400.00	400.00	100	2005	2005	3	21	588																							
10	6001	ROLLUP DR	0	0	3	7	6.00	UT	400.00	400.00	100	2005	2005	3	21	504																							
LAND DESCRIPTION					TOTAL OB/XF 7,031																																		
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															
1	004800	C	WAREHOUSE	0	0006	I-1	0.00	0.00	15,400.00	SF</																													

FAIRFIELD SOUTHPOINTE L.P.
103 PROGRESS LN
CANONSBURG, PA 15317

00-00-31-1015-0003-0000

[illegible]