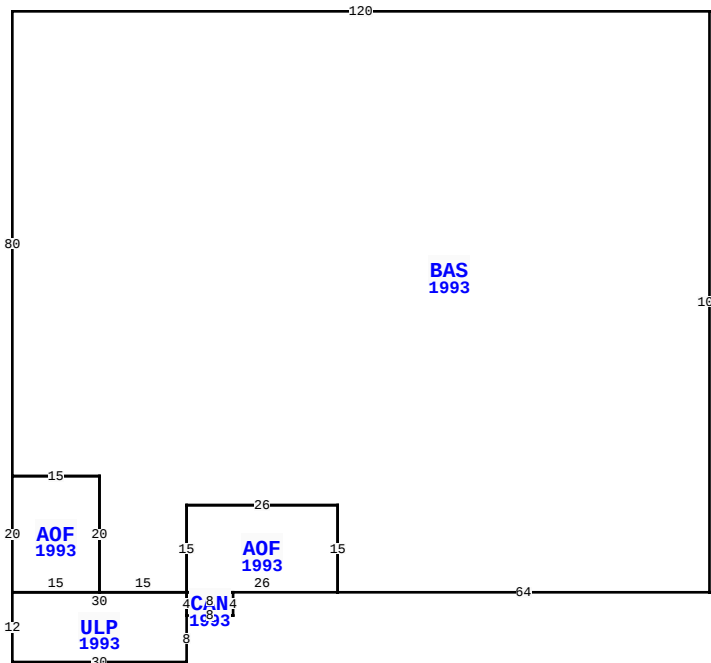


**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

06-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10																															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall		25	MOD METAL 100							4807	06	12,705	116.1090	55.15	700,681	1987	1987	0	0	0	50.00	50.00	VALUATION BY								DIRECT_CAP																				
Roof Structur		10	STEEL FRME 100							1 PREFAB MTL 0% - 0										Heated Area: 12000										HX Base Yr										Tax Group: 2								Tax Dist:			
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE										2,154,080																					
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE										0																					
Interior Floo		04	C ABOVE GD 100																	TOTAL LAND VALUE - MARKET										0																					
Ceiling		02	F.NOT SUS 100																	TOTAL MARKET VALUE										2,154,080																					
Air Condition		01	NONE 100																	SOH/AGL Deduction										1,079,653																					
Heating Type		01	NONE 100																	ASSESSED VALUE										1,074,427																					
Plumbing			4 100																	TOTAL EXEMPTION VALUE										0																					
Frame		05	STEEL 100																	BASE TAXABLE VALUE										1,074,427																					
Story Height			28 100																	TOTAL JUST VALUE										2,154,080																					
RMS			3 100																	NCON VALUE										0																					
Stories		1.	1. 100							INCOME VALUE										2154080																															
Class		00	. 100							PREVIOUS YEAR MKT VALUE										2,406,021																															
Units			0 100																																																
BUD8 Adjustme		02	DIST FB 100																																																
Occupancy		00	NONE 100																																																
Quality		03	Quality Level 03																																																
DOR CODE		4840	MINI STORAGE																																																
MAP NUM			MKT AREA																	01																															
NEIGHBORHOOD/LOC		1010.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
AOF	300	185	1993	555	15,304																																														
AOF	390	185	1993	722	19,909																																														
BAS	11,310	100	1993	11,310	311,874																																														
CAN	32	30	1993	10	276																																														
ULP	360	30	1993	108	2,978																																														
TOTALS		12,392			12,705	350,340																																													
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE 03/07/2019										KK										LGL DATE											
																				XF DATE 03/07/2019										KK										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	1243	WD DECK F	0	0	0	0	33.00	SF	8.00	8.00	100	1987	1987	3	20	53																																			
2	0810	CONCRETE A	0	0	0	0	394.00	SF	6.50	6.50	100	1987	1987	3	47	1,204																																			
3	0430	CL FNC 6B	0	0	0	0	353.00	LF	9.70	9.70	100	1987	1987	3	22	753																																			
4	0803	ASPHALT C	0	0	0	0	13,995.00	SF	2.00	2.00	100	1987	1987	3	50	13,995																																			
5	0351	CARPORT MT	0	0	24	25	600.00	SF	6.60	6.60	100	2000	2000	3	20	792																																			
6	0351	CARPORT MT	0	0	24	25	600.00	SF	6.60	6.60	100	2000	2000	3	20	792																																			
7	0424	CL FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2001	2001	3	48	192																																			
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1987	1987	3	22	77																																			
9	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	1987	1987	3	22	264																																			
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1987	1987	3	22	154																																			
LAND DESCRIPTION										TOTAL OB/XF										18,276																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		I-1	0.00	0.00	92,347.00	SF		1.00	1.00	1.00	7.00	7.00	646,429																																		
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FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

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**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

06-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 10										2	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		4804		06		1,860		86.7082		35.33		65,714		1987		1987		0		0		0		47.50		52.50		VALUATION BY					DIRECT_CAP				
Roof Structur		10		STEEL FRME 100		3		MINI WAREH		0%		0				Heated Area: 1860				HX Base Yr										Tax Group: 2					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					2,154,080						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					0						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					0						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					2,154,080						
Air Condition		01		NONE 100																										SOH/AGL Deduction					1,079,653						
Heating Type		01		NONE 100																										ASSESSED VALUE					1,074,427						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					0						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					1,074,427						
Story Height				10 100																										TOTAL JUST VALUE					2,154,080						
RMS				26 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE					2154080						
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					2,406,021						
Units				0 100																																					
BUD8 Adjustme		02		DIST FB 100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		4840		MINI STORAGE																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1010.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,860		100		1993		1,860		34,500																															
TOTALS		1,860						1,860		34,500																															
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE		03/07/2019		KK		LGL DATE				05/08/2026		MLU									
																				XF DATE		03/07/2019		KK		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											

**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

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FERNANDINA BEACH, FL 32035-6062**

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FERNANDINA BEACH, FL 32035-6062**

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 10										2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Exterior Wall		15		CONC BLOCK 100		4804		06		2,020		86.7082		35.33		71,367		1987		1987		0		0		0		47.50		52.50		VALUATION BY					DIRECT_CAP																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Roof Structur		10		STEEL FRME 100		6		MINI WAREH		0%		0				Heated Area: 2020				HX		Base Yr								Tax Group: 2					Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Air Condition		01		NONE 100																										SOH/AGL Deduction					1,079,653																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Heating Type		01		NONE 100																										ASSESSED VALUE					1,074,427																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Frame		03		MASONRY 100																										BASE TAXABLE VALUE					1,074,427																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Story Height				10 100																										TOTAL JUST VALUE					2,154,080																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Class		00		. 100																										PREVIOUS YEAR MKT VALUE					2,406,021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Quality		04		Quality Level 04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
DOR CODE		4840		MINI STORAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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NEIGHBORHOOD/LOC		1010.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
BAS		2,020		100		1993		2,020		37,468																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TOTALS		2,020						2,020		37,468																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE		03/07/2019		KK		LGL DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

06-2N-28-0000-0001-0020

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**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

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FERNANDINA BEACH, FL 32035-6062**

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[illegible]

**FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062**

06-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 10 of 10																			
ELEMENT		CD		15		CONC BLOCK 100		4804		06		4,000		85.4614		34.83		139,320		1987		1987		0		0		47.50		52.50									
Exterior Wall		10		STEEL FRME 100		10		MINI WAREH		0%		- 0		Heated Area: 4000		HX Base Yr																							
Roof Cover		01		MINIMUM 100																																			
Interior Wall		01		MINIMUM 100																																			
Interior Floor		03		CONC FINSH 100																																			
Ceiling		02		F.NOT SUS 100																																			
Air Condition		01		NONE 100																																			
Heating Type		01		NONE 100																																			
Plumbing				0 100																																			
Frame		03		MASONRY 100																																			
Story Height				10 100																																			
RMS				20 100																																			
Stories				1. 1. 100																																			
Class		00		. 100																																			
Units				0 100																																			
BUD8 Adjustme		02		DIST FB 100																																			
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		4840		MINI STORAGE																																			
MAP NUM				MKT AREA				01																															
NEIGHBORHOOD/LOC		1010.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		4,000		100		1993		4,000		73,143																													
TOTALS		4,000						4,000		73,143																													
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE 03/07/2019 XF DATE 03/07/2019 INC DATE 05/13/2026 KK KK DG LGL DATE LAND DATE AG DATE										05/08/2026 MLU									
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									