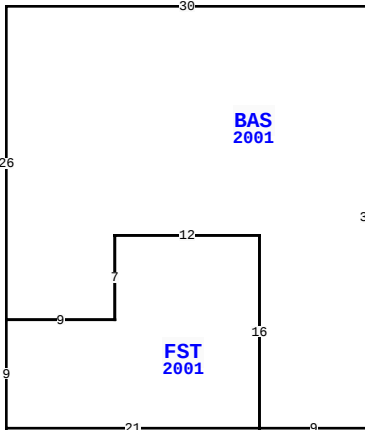
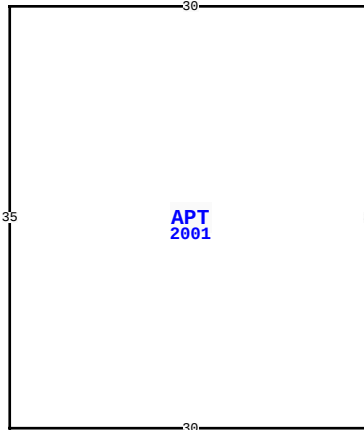


BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

29-2N-25-0000-0013-0040

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	16	WD FR STUC 70								1701	04	1,963	112.6062	168.06	329,902	2001	2001		0	0	23.00	77.00	VALUATION BY																								
Exterior Wall	25	MOD METAL 30								1 OFFICE 0% - 0										Heated Area: 1827										HX Base Yr										DIRECT_CAP							
Roof Structur	01	FLAT 100																												Tax Group: 1								Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE								7,938,993									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								0									
Interior Floo	07	CORK/VTILE 50																												TOTAL LAND VALUE - MARKET								0									
Interior Floo	14	CARPET 50																												TOTAL MARKET VALUE								7,938,993									
Ceiling	02	F.NOT SUS 100																												SOH/AGL Deduction								5,598,075									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE								2,340,918									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								0									
Fixtures	09	100																												BASE TAXABLE VALUE								2,340,918									
Frame	05	STEEL 100																												TOTAL JUST VALUE								7,938,993									
Story Height		8 100								NCON VALUE								0																													
RMS		8 100								INCOME VALUE								7938993																													
Stories	2.	2. 100								PREVIOUS YEAR MKT VALUE								6,247,000																													
Units	00	0 100																																													
Occupancy	00	NONE 100																																													
Quality	05	Quality Level 05																																													
DOR CODE	4840	MINI STORAGE																																													
MAP NUM		MKT AREA								07																																					
NEIGHBORHOOD/LOC	7001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
APT	1,050	100	2001	1,050	135,877																																										
BAS	777	100	2001	777	100,549																																										
FST	273	50	2001	136	17,599																																										
TOTALS	2,100			1,963	254,025																																										
EXTRA FEATURES					450062 SR 200, CALLAHAN										BLD DATE 03/02/2017					KK					LGL DATE					11/18/2024					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	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	2001	2001	3	100	2,500																															
2	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2001	2001	3	100	3,000																															
3	0463	FENCE GATE	0	0	0	0	1.00	UT	330.00	330.00	100	2001	2001	3	48	158																															
4	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2001	2001	3	20	875																															
5	0462	ST/AL FNC	0	0	41	6	246.00	SF	10.00	10.00	100	2001	2001	3	27	664																															
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	48	144																															
7	0422	CL FNC 4'	0	0	0	0	290.00	LF	15.00	15.00	100	2001	2001	3	48	2,088																															
8	0424	CL FNC 6'	0	0	0	0	302.00	LF	20.00	20.00	100	2001	2001	3	48	2,899																															
9	0400	CONC CURB	0	0	0	0	1,071.00	LF	15.00	15.00	100	2001	2001	3	83	13,334																															
10	0812	CONCRETE C	0	0	0	0	2,045.00	SF	4.00	4.00	100	2001	2001	3	77	6,299																															
LAND DESCRIPTION										TOTAL OB/XF										31,961																											
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	CH	0.00	0.00	238,270.00	SF		1.00	1.00	0.75	9.00	6.75	1,608,322																														
2	009600	C	WASTELAND	0	0006	CH	0.00	0.00	9.83	AC		1.00	1.00	1.00	2,500.00	2,500.00	24,575																														

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2026

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 9 of 10									
Exterior Wall										4804										1									
Roof Structur										06										11,900									
Roof Cover										12										MOD METAL 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										46										100									
Stories										1.										1. 100									
Class										00										. 100									
Units										0										100									
Occupancy										00										NONE 100									
Quality										05										Quality Level 05									
DOR CODE										4840										MINI STORAGE									
MAP NUM																				MKT AREA 07									
NEIGHBORHOOD/LOC										7001.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										11,900										100									
2001										11,900										340,031									
TOTALS										11,900										11,900									
340,031																													
EXTRA FEATURES										450062 SR 200, CALLAHAN																			
BLD DATE										03/02/2017										KK									
XF DATE																				LGL DATE									
INC DATE										05/13/2026										DG									
AG DATE																				11/18/2024									
DC																													
L N										OB/XF CODE										DESCRIPTION									
BLD										CAP										L W									
UNITS										UT										Adj R									
ADJ UNIT PRICE										ORIG COND										YEAR ON									
YEAR ACTUAL										Q										% COND									
OB/XF MKT VALUE										NOTES																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2001]										W340 S35 E340 N35 \$.																			
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									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/01/2023										BY CD									
Total Acres:										9.83										Total Land Value:									
0																				Market:									
0																				Agricultural:									
0																				Common:									
0																				PRINTED 07/09/2026 BY SYS									

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