

PT LOTS 15 & 26 & ABND ALLEYS
IN OR 2193/414 (EX ESMT'S
OR 438/743,OR 445/648,

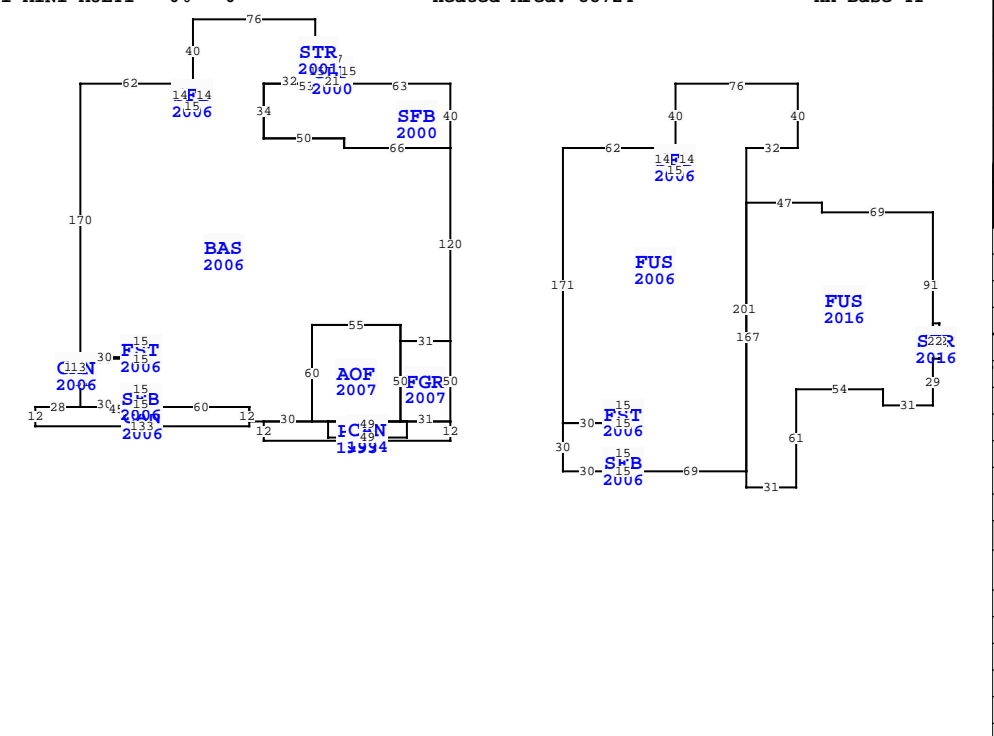
U HAUL CO OF FLORIDA 26 LLC/
2727 N CENTRAL AVE
PHOENIX, AZ 85004

2023

00-00-30-0800-0015-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	01	NONE	100
Plumbing	12	100	
Frame	05	STEEL	100
Story Height		22	100
RMS		259	100
Stories	2.	2.100	
Class	00	.100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4814	06	93,609	97.9037	65.35	6,117,348	1985	1995	0	0	33.75	66.25



NASSAU COUNTY PROPERTY		PAGE 1 of 3	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	4,052,743		
TOTAL MARKET OB/XF VALUE	520,764		
TOTAL LAND VALUE - MARKET	1,932,488		
TOTAL MARKET VALUE	6,505,995		
SOH/AGL Deduction	1,833,582		
ASSESSED VALUE	4,672,413		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,672,413		
TOTAL JUST VALUE	6,505,995		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	4,247,648		

QUALITY				
DOR CODE				
MAP NUM				
NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,300	185	6,105	264,312
BAS	40,695	100	40,695	1,761,864
CAN	490	30	147	6,364
CAN	65	30	20	866
CAN	1,596	30	479	20,738
CLP	315	60	189	8,183
FGR	1,550	60	930	40,264
FST	165	70	116	5,022
FST	165	70	116	5,022
FUS	25,414	100	25,414	1,100,283
TOTALS	95,608		93,609	4,052,743

** This building has 19 Sub-Areas
1830 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK	LGL DATE	06/01/2023	DC
XF DATE	06/14/2022	KK	LAND DATE		
INC DATE			AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014934	RE-ROOF	671,270	10/28/2021
B1633615	XFOB - CANOPY	17,856	12/01/2016
B1530336	REMODEL 5/19/	1,600,000	04/01/2015
B1529776	NEW CONSTR	0	01/01/2015
E1528637	REMODEL	0	01/01/2015
B19747	REMODEL	13,080	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0414	4/20/2018	SW	U	I	11	100

GRANTOR: UHAUL CO OF FLORIDA
GRANTEE: U HAUL CO OF FLORID
1908/1965 3/25/2014 SW Q I 01 3,000,000
GRANTOR: REDUS ONE LLC
GRANTEE: UHAUL CO OF FLORIDA

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
1	0090	AUTO DOOR	0	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	20	500	
2	0090	AUTO DOOR	0	0	0	2.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	1,000	
3	0400	CONC CURB	0	0	0	1,631.00	LF	15.00	15.00	100	1985	1985	3	60	14,679	
4	0400	CONC CURB	0	0	0	1,193.00	LF	15.00	15.00	100	2000	2000	3	85	15,211	
5	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	60	60	
6	0422	CL FNC 4'	0	0	0	49.00	LF	15.00	15.00	100	2000	2000	3	55	404	
10	0505	FLAGPOLE A	0	0	0	20.00	LF	50.00	50.00	100	1985	1985	3	20	200	
11	0803	ASPHALT C	0	0	0	61,100.00	SF	2.00	2.00	100	1985	1985	3	50	61,100	
12	0803	ASPHALT C	0	0	0	47,250.00	SF	2.00	2.00	100	2000	2000	3	50	47,250	
13	0811	CONCRETE B	0	0	0	880.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,265	

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[YR=2006] N40 W76 S40 SFB=[YR=2006] W8 S14 E15 N14 W7\$ E7 S14 W15 N14 W62 S170 CAN=[YR=2006] W5 S13 E5 N13\$ S1 E30 FST=[YR=2006] E15 N11 W15 S11\$ N11 E15 S11 W15 N1 W30 S31 CAN=[YR=2006] W28 S12 E133 N12 W60 SFB=[YR=2006] N11 W15 S11 E15\$ W45\$ E30 N11 E15 S11 E60 S9 E9 PTO=[YR=1993] S12 E116 N12 FGR=[YR=2007] N50 W31 AOF=[YR=2007] N10 W55 S60 E10 CAN=[YR=1994] S10 E49 N10 W49\$ E45 N50\$ S50 E31\$ W116\$ E30 N60 E55 S10 E31 N120 SPB=[YR=2000] N40 W63 CLP=[YR=2000] N15 W17 STR=[YR=2001] N10 W4 S10 E4\$ W4 S15 E21\$ W53 S34 E50 S6 E66\$ W66 N6 W50 N34 E32\$ PTR=E300 FUS=[YR=2006] W76 S40 SFB=[YR=2006] W8 S14 E15 N14 W7\$ E7 S14 W15 N14 W62 S171 E30 FST=[YR=2006] E15 N11 W15 S11\$ N11 E15 S11 W15 W30 S30 E30

LAND DESCRIPTION																								
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	CONSVR
1	004800	C	WAREHOUSE	0	0003	CI	0.00	0.00	257,665.00	SF		1.00	1.00	0.60	12.50	7.50	1,932,488							

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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	NORM	% COND	VALUATION SUMMARY										
																VALUATION BY				STANDARD							
																Tax Group: 8				Tax Dist:							
																BUILDING MARKET VALUE				4,052,743							
																TOTAL MARKET OB/XF VALUE				520,764							
																TOTAL LAND VALUE - MARKET				1,932,488							
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																SOH/AGL Deduction				1,833,582							
																ASSESSED VALUE				4,672,413							
																TOTAL EXEMPTION VALUE				0							
																BASE TAXABLE VALUE				4,672,413							
																TOTAL JUST VALUE				6,505,995							
																NCON VALUE				0							
																INCOME VALUE											
																PREVIOUS YEAR MKT VALUE				4,247,648							
																PERMIT NUM				DESCRIPTION		AMT		ISSUED			
																C18848				CO ISSUED		0		11/01/2006			
																C17225				CO ISSUED		0		11/01/2006			
																B18848				ADDITION		0		11/01/2006			
																B17225				NEW CONSTR		750,000		11/01/2006			
																M00-4478				XFOB		0		07/05/2000			
																B0007086				REMODEL		400,000		04/01/2000			
																SALES DATA											
																OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE	
																2193/0414		4/20/2018		SW U		I I		11		100	
																GRANTOR: UHAUL CO OF FLORIDA											
																GRANTEE: U HAUL CO OF FLORID											
																1908/1965		3/25/2014		SW Q		I I		01		3,000,000	
																GRANTOR: REDUS ONE LLC											
																GRANTEE: UHAUL CO OF FLORIDA											
																BUILDING NOTES											
																BUILDING DIMENSIONS											
																TOTAL OB/XF											
																236,088											
LAND DESCRIPTION										TOTAL OB/XF																	
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	

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 3 of 3									
																				VALUATION BY Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 4,052,743 TOTAL MARKET OB/XF VALUE 520,764 TOTAL LAND VALUE - MARKET 1,932,488 TOTAL MARKET VALUE 6,505,995 SOH/AGL Deduction 1,833,582 ASSESSED VALUE 4,672,413 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,672,413 TOTAL JUST VALUE 6,505,995 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,247,648											
DOR CODE 4800 WAREHOUSE-STORAGE																				PERMIT NUM DESCRIPTION AMT ISSUED B0007087 ADDITION 742,600 04/01/2000 E985493 REMODEL 42,000 12/01/1998 M983411 H/AC 0 11/01/1998 BP 3659 N/A 41,229 10/13/1986											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2193/0414 4/20/2018 SW U I 11 100 GRANTOR: UHAUL CO OF FLORIDA GRANTEE: U HAUL CO OF FLORID 1908/1965 3/25/2014 SW Q I 01 3,000,000 GRANTOR: REDUS ONE LLC GRANTEE: UHAUL CO OF FLORIDA											
NEIGHBORHOOD/LOC 2004.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				BLD DATE 06/14/2022 KK LGL DATE 06/01/2023 DC XF DATE 06/14/2022 KK LAND DATE INC DATE AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
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															
29	0410	ELEVATOR	0	0	0	1.00	UT	92,000.00	92,000.00	100	2007	2007	3	100	92,000																
30	6002	EL ROLL DR	0	0	0	2.00	UT	900.00	900.00	100	2016	2016	3	78	1,404																
31	0810	CONCRETE A	0	0	0	158.00	SF	6.50	6.50	100	2016	2016	3	97	996																
32	0090	AUTO DOOR	0	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	78	1,950																
33	4950	BOLLARD	0	0	0	13.00	UT	100.00	100.00	100	2015	2015	3	100	1,300																
34	0966	FIRE SPRNK	0	0	0	15,243.00	SF	3.00	3.00	100	2016	2016	3	97	44,357																
TOTALS																				TOTAL OB/XF 142,007											
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							
REVIEW DATE 06/14/2022 BY KK Total Acres: 0.00 Total Land Value: 1,932,488 Market: 0 Agricultural: 0 Common: 1,932,488 PRINTED 08/02/2023 BY SYS																															