



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	25 MOD METAL 50
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 50
Interior Floo	15 HARDTILE 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	9 100
Frame	05 STEEL 100
Story Height	8 100
RMS	5 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 4840MINI STORAGE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,050	100	1,050	128,246
BAS	767	100	767	93,681
FST	283	50	142	17,344

TOTALS 2,100 1,959 239,270

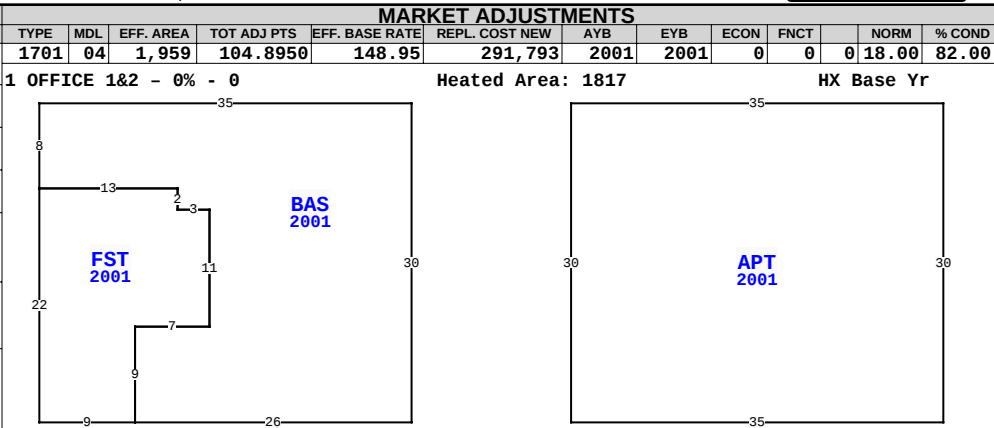
EXTRA FEATURES

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	4950	BOLLARD	0	0	0	0	99.00	UT	100.00	100.00	100	2001	2001	3	100	9,900	
3	0803	ASPHALT C	0	0	0	0	108,668.00	SF	2.00	2.00	100	2001	2001	3	50	108,668	
4	0812	CONCRETE C	0	0	0	0	7,389.00	SF	4.00	4.00	100	2001	2001	3	82	24,236	
5	0400	CONC CURB	0	0	0	0	2,009.00	LF	15.00	15.00	100	2001	2001	3	86	25,916	
6	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2001	2001	3	20	875	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	330.00	330.00	100	2001	2001	3	58	191	
8	0462	ST/AL FNC	0	0	0	0	108.00	SF	10.00	10.00	100	2001	2001	3	30	324	
9	0424	CL FNC 6'	0	0	0	0	3,601.00	LF	20.00	20.00	100	2001	2001	3	58	41,772	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
12	6001	ROLLUP DR	0	0	0	0	11.00	UT	400.00	400.00	100	2002	2002	3	21	924	

LAND DESCRIPTION

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	0004	PUD	0.00	0.00	242,200.00	SF		1.00	1.00	1.00	7.50	7.50	1,816,500							
2	009630	C	SWAMP	0	0004		0.00	0.00	1.27	AC		1.00	1.00	1.00	500.00	500.00	635							
3	009602	C	RETENTION PO	0	0004		0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

REVIEW DATE 03/08/2023 BY HS



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,959	104.8950	148.95	291,793	2001	2001	0	0	18.00	82.00

464017 SR 200, YULEE

BLD DATE 07/20/2021 XF DATE 07/20/2021 INC DATE

BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	07/20/2021	KK
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TOTAL OB/XF 213,154

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	0004	PUD	0.00	0.00	242,200.00	SF		1.00	1.00	1.00	7.50	7.50	1,816,500							
2	009630	C	SWAMP	0	0004		0.00	0.00	1.27	AC		1.00	1.00	1.00	500.00	500.00	635							
3	009602	C	RETENTION PO	0	0004		0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285

NASSAU COUNTY PROPERTY PAGE 1 of 10 4

VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,345,928
TOTAL MARKET OB/XF VALUE		232,021
TOTAL LAND VALUE - MARKET		1,817,285
TOTAL MARKET VALUE		7,395,234
SOH/AGL Deduction		2,926,933
ASSESSED VALUE		4,468,301
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		4,468,301
TOTAL JUST VALUE		7,395,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,709,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008028	REMODEL - BLDG 2	58,342	05/24/2022
22008029	REMODEL - BLDG 1	46,532	05/24/2022
E1427308	RENT - A-CENTER	0	02/01/2014
E1427199	RENT - A-CENTER	0	01/01/2014
M1419171	RENT - A-CENTER	0	01/01/2014
B1328101	RENT - A-CENTER	0	12/01/2013

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V RSN CD
0898/0293	9/02/1999	WD Q V	
GRANTOR: RAYLAND COMPANY INC			
GRANTEE: BEEMER & ASSOCIATES			
SALE PRICE 293,200			

BUILDING NOTES			
BAS=[YR=2001] W35 S8 FST=[YR=2001] S22E9			
N9E7N11W3N2W13\$E13S2E3S11W7S9 E26 N30 \$ PTR= E15			
APT=[YR=2001] E35 S30 W35 N30 \$ W15 \$.			

BUILDING DIMENSIONS			
BAS=[YR=2001] W35 S8 FST=[YR=2001] S22E9			
N9E7N11W3N2W13\$E13S2E3S11W7S9 E26 N30 \$ PTR= E15			
APT=[YR=2001] E35 S30 W35 N30 \$ W15 \$.			

BUILDING DIMENSIONS			
BAS=[YR=2001] W35 S8 FST=[YR=2001] S22E9			
N9E7N11W3N2W13\$E13S2E3S11W7S9 E26 N30 \$ PTR= E15			
APT=[YR=2001] E35 S30 W35 N30 \$ W15 \$.			

PRINTED 08/02/2023 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

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

2023

25-2N-28-0000-0002-0640



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		8 100
RMS		39 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,730	100	10,730	209,309
TOTALS	10,730		10,730	209,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
13	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00
14	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00
15	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00
16	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00
17	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00
18	0978	SECURTY LT	0	0	0	0	65.00	UT	135.00
19	0097	AWNING CN	0	0	0	0	15.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4804	06	10,730	64.5144	26.45	283,808	2001	2001	0	0	0	26.25	73.75	
2 MINI WAREH - 0% - 0													
Heated Area: 10730 HX Base Yr													
30 391 50 10 20 341 BAS 2001													
BLD DATE 07/20/2021 KK LGL DATE 07/20/2021 KK													
XF DATE 07/20/2021 KK LAND DATE 07/20/2021 KK													
INC DATE AG DATE													

TOTAL OB/XF													
18,867													

TOTAL OB/XF													
18,867													

NASSAU COUNTY PROPERTY			
PAGE 2 of 10			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		5,345,928	
TOTAL MARKET OB/XF VALUE		232,021	
TOTAL LAND VALUE - MARKET		1,817,285	
TOTAL MARKET VALUE		7,395,234	
SOH/AGL Deduction		2,926,933	
ASSESSED VALUE		4,468,301	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,468,301	
TOTAL JUST VALUE		7,395,234	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,709,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24834	CO ISSUED	0	08/12/2011
M16420	H/AC	400	08/01/2011
E23627	ELEC OTHER	0	07/01/2011
B24834	REMODEL	22,000	06/01/2011
P14842	NEW CONSTR	0	06/01/2011
E23429	ELEC OTHER	0	04/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0898/0293	9/02/1999	WD	Q	V		293,200	
GRANTOR: RAYLAND COMPANY INC							
GRANTEE: BEEMER & ASSOCIATES							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2001] W391 S30 E341 N20 E50 N10 \$.							

**BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256**

25-2N-28-0000-0002-0640

[illegible]

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[illegible]