LOT 15 & S50 FT OF 16
IN OR 2454/351
ASKINS FIVE POINTS PB 0/58

SKYLOWE LOGISTICS LLC/
1885 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0120-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

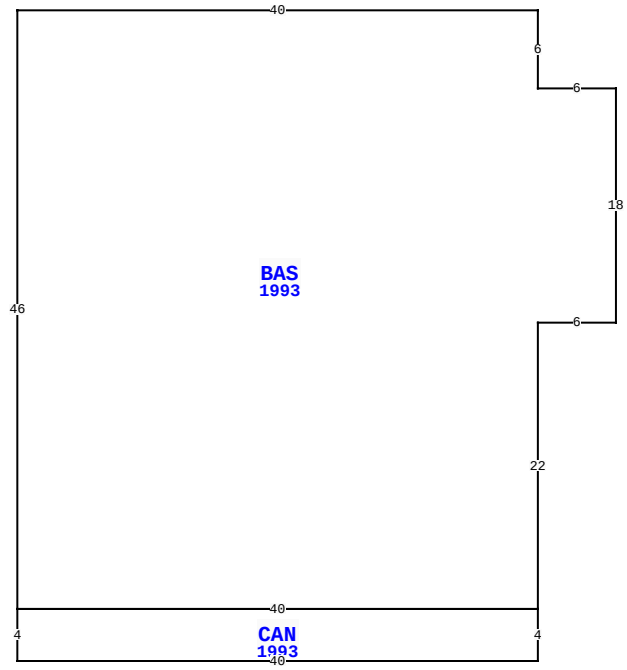
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1,948	217,835
CAN	160	30	48	5,368
TOTALS	2,108		1,996	223,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,996	112.1022	159.75	318,861	1955	1995	0	0	0	30.00	70.00

1 RETAILSTOR – 0% - 0 Heated Area: 1948 HX Base Yr



1885 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/18/2020	KKA	LGL DATE	
XF DATE	06/18/2020	KKA	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	303,923
TOTAL MARKET OB/XF VALUE	6,841
TOTAL LAND VALUE - MARKET	234,375
TOTAL MARKET VALUE	545,139
SOH/AGL Deduction	0
ASSESSED VALUE	545,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,139
TOTAL JUST VALUE	545,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1521117	H/AC	0	05/01/2015
E1529071	CHNGE SRVC	0	04/01/2015
5162	REPAIR/RRF	4,200	09/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0351	4/19/2021	WD	Q	I	02	560,000
GRANTOR: HILP REAL ESTATE INVE						
GRANTEE: SKYLOWE LOGISTICS L						
1968/0861	3/12/2015	WD	U	I	11	100
GRANTOR: STEPHENS LEA M SORREL						
GRANTEE: HILP REAL ESTATE IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N6 W40 S46 CAN=[YR=1993] S4 E40 N4 W40$ E40 N22 E6 N18$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	32	14	448.00	SF	6.50	6.50	100	1970	1970	3	21	612	
2	0810	CONCRETE A	0	0	24	22	528.00	SF	6.50	6.50	100	1984	1984	3	44	1,510	
3	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50	6.50	100	2006	2006	3	87	1,289	
4	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2006	2006	3	87	679	
5	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	27	324	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2006	2006	3	69	932	
7	0443	STK FNC 6'	0	0	0	0	104.00	LF	10.00	10.00	100	2006	2006	3	27	281	
8	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	100	2006	2006	3	69	800	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 6,841

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	CI	150.00	125.00	18,750.00	SF		1.00	1.00	1.00	12.50	12.50	234,375							

REVIEW DATE 06/18/2020 BY KKA Total Acres: 0.00 Total Land Value: 234,375 Market: 0 Agricultural: 0 Common: 234,375 PRINTED 08/06/2024 BY SYS

LOT 15 & S50 FT OF 16
IN OR 2454/351
ASKINS FIVE POINTS PB 0/58

SKYLOWE LOGISTICS LLC/
1885 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0120-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 70
Roof Cover	04	BUILT-UP 30
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	00	QUALITY Level 03
Occupancy	00	100

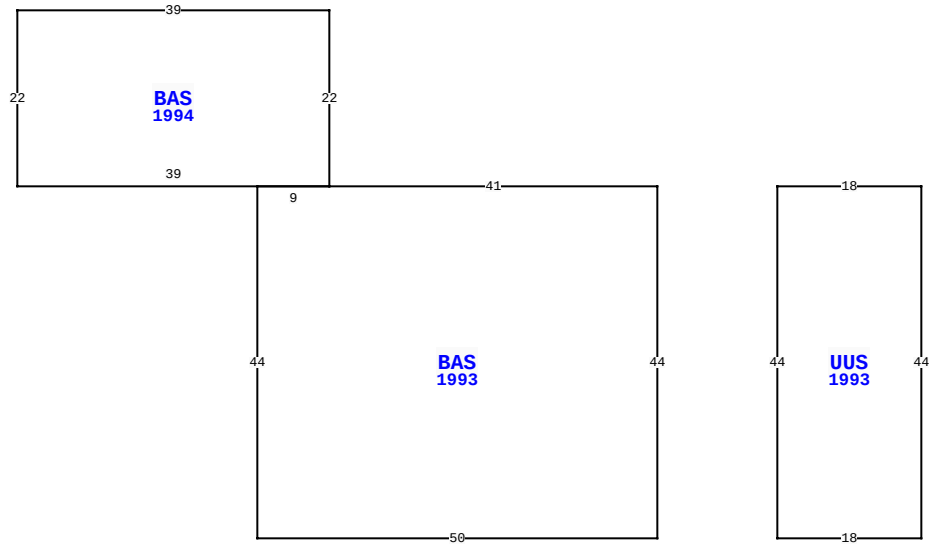
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	51,414
BAS	858	100	858	20,051
UUS	792	50	396	9,254
TOTALS	3,850		3,454	80,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,454	85.1315	38.95	134,533	1950	1995	0	0	0	40.00	60.00

2 STOR WAREH – 0% - 0 Heated Area: 3058 HX Base Yr



BLD DATE	06/18/2020	KKA	LGL DATE
XF DATE	06/18/2020	KKA	LAND DATE 05/25/2023 DC
INC DATE			AG DATE

1885 S 8TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	303,923
TOTAL MARKET OB/XF VALUE	6,841
TOTAL LAND VALUE - MARKET	234,375
TOTAL MARKET VALUE	545,139
SOH/AGL Deduction	0
ASSESSED VALUE	545,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,139
TOTAL JUST VALUE	545,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0351	4/19/2021	WD	Q	I	02	560,000
GRANTOR: HILP REAL ESTATE INVE						
GRANTEE: SKYLOWE LOGISTICS L						
1968/0861	3/12/2015	WD	U	I	11	100
GRANTOR: STEPHENS LEA M SORREL						
GRANTEE: HILP REAL ESTATE IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=1994] N22 W39 S22 E39 $ W9 S44 E50 N44 $ PTR= E15 UUS=[YR=1993] E18 S44 W18 N44 $ W15 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/18/2020 BY KKA Total Acres: 0.00 Total Land Value: 234,375 Market: 0 Agricultural: 0 Common: 234,375 PRINTED 08/06/2024 BY SYS