PT LOTS 95 & 96 IN OR 1647/6&8
ESMT IN OR 909/1675 & ESMT IN
OR 882/1348 (EX ESMT IN OR

TURNER ACE HARDWARE FERNANDINA LLC/
5827 ARLINGTON RD
JACKSONVILLE, FL 32211

2024

00-00-30-044B-0095-0010

BUILDING CHARACTERISTICS

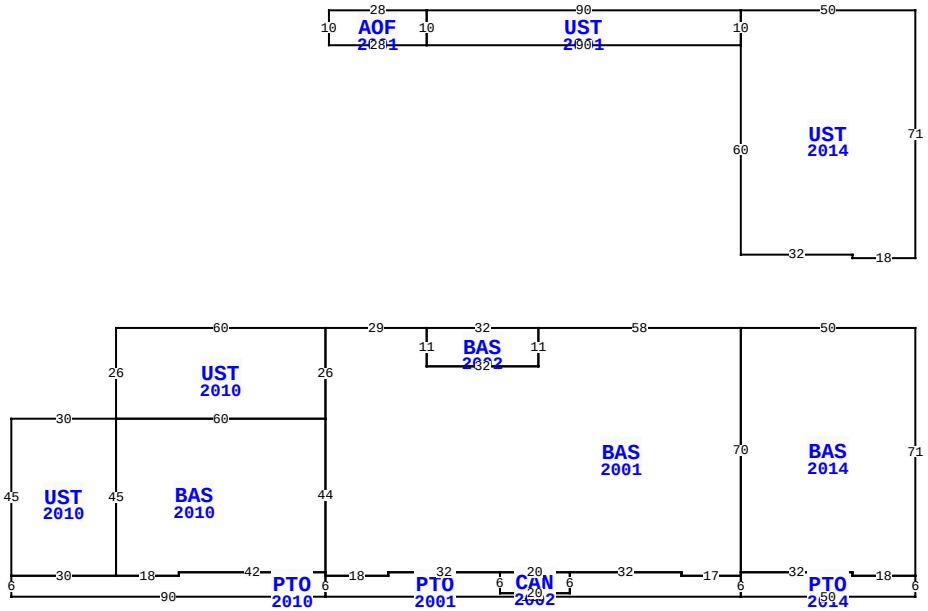
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		23 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	100	280	18,314
BAS	8,013	100	8,013	524,111
BAS	352	100	352	23,023
BAS	2,658	100	2,658	173,853
BAS	3,518	100	3,518	230,103
CAN	120	30	36	2,355
PTO	678	5	34	2,224
PTO	582	5	29	1,897
PTO	332	5	17	1,112
UST	900	40	360	23,547
TOTALS	23,861		17,868	1,168,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	17,868	101.9981	145.35	2,597,114	2001	2001	0	0	35	20.00	45.00

2 RETAILSTOR – 0% - 0 Heated Area: 14821 HX Base Yr



** This building has 13 Sub-Areas

2990 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/24/2018 KK	LGL DATE	
XF DATE	01/24/2018 KK	LAND DATE	01/24/2018 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,168,701
TOTAL MARKET OB/XF VALUE	203,671
TOTAL LAND VALUE - MARKET	1,332,175
TOTAL MARKET VALUE	2,704,547
SOH/AGL Deduction	0
ASSESSED VALUE	2,704,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,704,547
TOTAL JUST VALUE	2,704,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,799,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015493	ADD & RMDL	2,763,152	12/04/2023
17008456	REPAIR/RRF	52,500	09/25/2017
B1632388	REPLACE WALL HIT/	19,000	05/01/2016
E1427487	TURNER ACE HARDWA	0	04/01/2014
B1428512	ADDITION	708,222	03/01/2014
B1428324	FOUNDATION	100,083	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0008	10/29/2009	WD	U	I	15	1,380,000
GRANTOR: N & E GROUP INC						
GRANTEE: TURNER ACE HARDWARE						
1647/0006	10/29/2009	WD	U	I	15	730,000
GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: TURNER ACE HARDWARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W58 S11 W32 N11 W29 S26 S44 S1 E18 N1 E32 E20 E32 S1 E17 N1 N70 $
BAS=[YR=2014;ORIG=0,0] S70 E32 S1 E18 N71 W50 $
UST=[YR=2014;ORIG=0,-91] E50 S71 W18 N1 W32 N60 N10 $
BAS=[YR=2010;ORIG=-119,26] W60 S45 E18 N1 E42 N44 $
UST=[YR=2010;ORIG=-119,0] W60 S26 E60 N26 $
UST=[YR=2010;ORIG=-179,26] W30 S45 E30 N45 $
UST=[YR=2001;ORIG=-90,-91] E90 S10 W90 N10 $
PTO=[YR=2001;ORIG=-119,77] E119 N6 W17 N1 W32 S6 W20 N6 W32 S1 W18 S6 $
PTO=[YR=2010;ORIG=-209,71] S6 E90 N6 N1 W42 S1 W18 W30 $
BAS=[YR=2002;ORIG=-58,0] W32 S11 E32 N11 $

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	0400	CONC CURB	0	0	0	0	406.00	LF	15.00	15.00	100	2001	2001	3	85	5,177	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	
3	0422	CL FNC 4'	0	0	0	0	138.00	LF	15.00	15.00	100	2001	2001	3	55	1,139	
4	0803	ASPHALT C	0	0	0	0	35,626.00	SF	2.00	2.00	100	2001	2001	3	50	35,626	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	8,349	
6	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2001	2001	3	55	1,650	
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2001	2001	3	55	990	
8	0968	STAIRS	0	0	0	0	1.00	SF	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
9	0097	AWNING CN	0	0	0	0	106.00	SF	65.00	65.00	100	2010	2010	3	60	4,134	
10	0810	CONCRETE A	0	0	0	0	32.00	SF	6.50	6.50	100	2010	2010	3	91	189	

TOTAL OB/XF 59,419

LAND DESCRIPTION

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	0004	CI	222.00	200.00	106,574.00	SF		1.00	1.00	1.00	12.50	12.50	1,332,175							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,332,175 Market: 0 Agricultural: 0 Common: 1,332,175 PRINTED 08/06/2024 BY SYS

PT LOTS 95 & 96 IN OR 1647/6&8
ESMT IN OR 909/1675 & ESMT IN
OR 882/1348 (EX ESMT IN OR

TURNER ACE HARDWARE FERNANDINA LLC/
5827 ARLINGTON RD
JACKSONVILLE, FL 32211

2024

00-00-30-044B-0095-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 4 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,168,701
TOTAL MARKET OB/XF VALUE	203,671
TOTAL LAND VALUE - MARKET	1,332,175
TOTAL MARKET VALUE	2,704,547
SOH/AGL Deduction	0
ASSESSED VALUE	2,704,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,704,547
TOTAL JUST VALUE	2,704,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,799,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428252	DEMOLITION	1,000	01/01/2014
C23148	CO ISSUED	0	01/26/2010
C23023	CO ISSUED	0	01/07/2010
B23203	XFOB	7,000	01/01/2010
M15014	MECH OTHER	0	01/01/2010
B23148	ADDITION	428,232	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1647/0008	10/29/2009	WD	U	I	15	1,380,000
GRANTOR: N & E GROUP INC						
GRANTEE: TURNER ACE HARDWARE						
1647/0006	10/29/2009	WD	U	I	15	730,000
GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: TURNER ACE HARDWARE						

BLD DATE	01/24/2018	KK	LGL DATE	
XF DATE	01/24/2018	KK	LAND DATE	01/24/2018 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0920	CWALL-WD/M	0	0	0	0	260.00	LF	390.00	390.00	100	2001	2001	3	20	20,280	
12	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	2009	2009	3	90	1,053	
13	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	2010	2010	3	45	3,375	
14	0423	CL FNC 5'	0	0	0	0	306.00	LF	6.85	6.85	100	2008	2008	3	74	1,551	
15	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2008	2008	3	74	5,617	
16	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	89	833	
17	0400	CONC CURB	0	0	0	0	1,156.00	LF	15.00	15.00	100	2008	2008	3	92	15,953	
18	1126	CB/STC 8"	0	0	36	6	216.00	SF	8.00	8.00	100	2008	2008	3	89	1,538	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2008	2008	3	74	888	
20	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2008	2008	3	100	300	

TOTAL OB/XF 51,388

LAND DESCRIPTION

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 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,332,175 Market: 0 Agricultural: 0 Common: 1,332,175 PRINTED 08/06/2024 BY SYS

PT LOTS 95 & 96 IN OR 1647/6&8
ESMT IN OR 909/1675 & ESMT IN
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JACKSONVILLE, FL 32211

2024

00-00-30-044B-0095-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 3 of 4 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,168,701
TOTAL MARKET OB/XF VALUE	203,671
TOTAL LAND VALUE - MARKET	1,332,175
TOTAL MARKET VALUE	2,704,547
SOH/AGL Deduction	0
ASSESSED VALUE	2,704,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,704,547
TOTAL JUST VALUE	2,704,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,799,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23023	REPAIR/RRF	2,450	11/01/2009
B22995	DEMOLITION	1,500	11/01/2009
M13766	MECH OTHER	0	04/01/2008
R11105	REPAIR/RRF	165,970	03/01/2008
P13031	OTHER	0	02/01/2008
C20941	CO ISSUED	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1647/0008	10/29/2009	WD	U	I	15	1,380,000
GRANTOR: N & E GROUP INC						
GRANTEE: TURNER ACE HARDWARE						
1647/0006	10/29/2009	WD	U	I	15	730,000
GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: TURNER ACE HARDWARE						

BLD DATE	01/24/2018	KK	LGL DATE	
XF DATE	01/24/2018	KK	LAND DATE	01/24/2018 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0920	CWALL-WD/M	0	0	0	0	306.00	LF	390.00	390.00	100	2008	2008	3	35	41,769	
22	0812	CONCRETE C	0	0	0	0	5,442.00	SF	4.00	4.00	100	2010	2010	3	91	19,809	
23	0425	CL FNC 8'	0	0	0	0	484.00	LF	10.65	10.65	100	2010	2010	3	78	4,021	
24	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2010	2010	3	78	546	
25	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
26	0400	CONC CURB	0	0	0	0	21.00	LF	15.00	15.00	100	2010	2010	3	94	296	
27	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2010	2010	3	91	739	
28	0680	POLE SHED	0	0	0	0	1,350.00	SF	10.00	10.00	100	2010	2010	3	60	8,100	
29	0680	POLE SHED	0	0	34	28	952.00	SF	10.00	10.00	100	2011	2011	3	64	6,093	
30	0425	CL FNC 8'	0	0	0	0	9.00	LF	10.65	10.65	100	2011	2011	3	81	78	

TOTAL OB/XF 81,685

LAND DESCRIPTION

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 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,332,175 Market: 0 Agricultural: 0 Common: 1,332,175 PRINTED 08/06/2024 BY SYS

PT LOTS 95 & 96 IN OR 1647/6&8
ESMT IN OR 909/1675 & ESMT IN
OR 882/1348 (EX ESMT IN OR

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5827 ARLINGTON RD
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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	1,168,701
TOTAL MARKET OB/XF VALUE	203,671
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ASSESSED VALUE	2,704,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,704,547
TOTAL JUST VALUE	2,704,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,799,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20420	ELEC OTHER	2,000	01/01/2008
B20941	NEW CONSTR	4,834,000	01/01/2008
E20203	ELEC OTHER	0	11/01/2007
B20694	FOUNDATION	37,305	10/01/2007
C19631	CO ISSUED	0	03/01/2007
B19631	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1647/0008	10/29/2009	WD	U	I	15	1,380,000
GRANTOR: N & E GROUP INC						
GRANTEE: TURNER ACE HARDWARE						
1647/0006	10/29/2009	WD	U	I	15	730,000
GRANTOR: AMELIA ISLAND STORAGE						
GRANTEE: TURNER ACE HARDWARE						

BLD DATE	01/24/2018	KK	LGL DATE	
XF DATE	01/24/2018	KK	LAND DATE	01/24/2018 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
31	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2011	2011	3	81	284	
32	0812	CONCRETE C	0	0	0	0	2,867.00	SF	4.00	4.00	100	2014	2014	3	95	10,895	

LAND DESCRIPTION

TOTAL OB/XF 11,179

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 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,332,175 Market: 0 Agricultural: 0 Common: 1,332,175 PRINTED 08/06/2024 BY SYS