

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

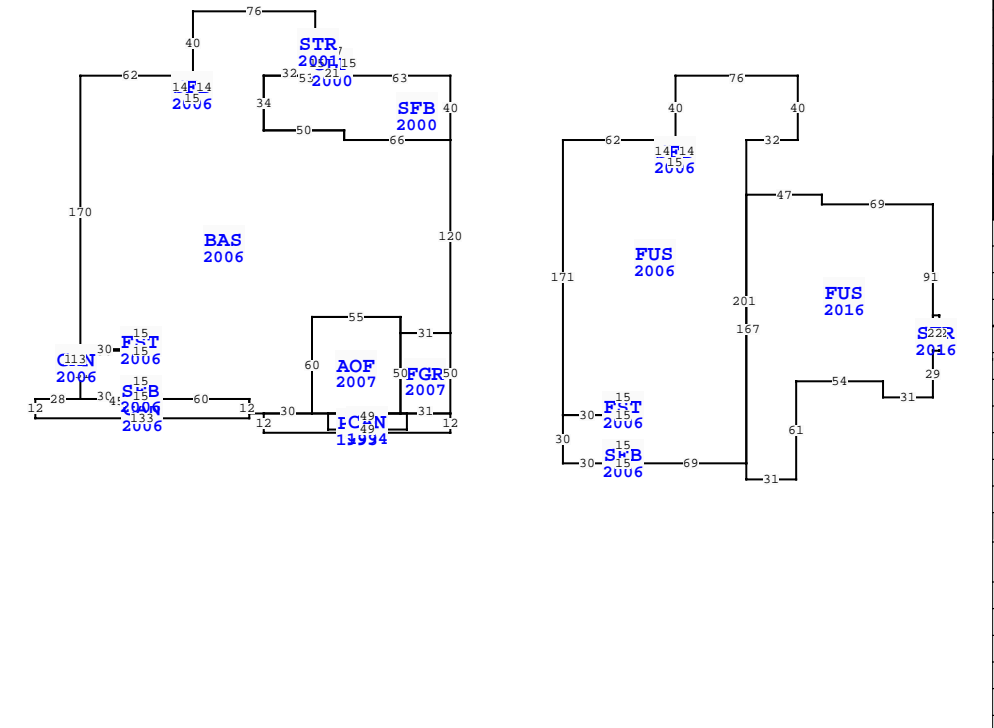
U HAUL CO OF FLORIDA 26 LLC/  
2727 N CENTRAL AVE  
PHOENIX, AZ 85004

2024

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	62.90	5,888,006	1985	1995	0	0	0	35.00	65.00		



\*\* This building has 19 Sub-Areas

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

1830 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 3	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	3,827,204		
TOTAL MARKET OB/XF VALUE	515,932		
TOTAL LAND VALUE - MARKET	1,932,488		
TOTAL MARKET VALUE	6,275,624		
SOH/AGL Deduction	1,135,970		
ASSESSED VALUE	5,139,654		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	5,139,654		
TOTAL JUST VALUE	6,275,624		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	6,505,995		

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						

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	

Quality				
02 Quality Level 02				
DOR CODE				
4800 WAREHOUSE-STORAGE				
MAP NUM		MKT AREA		
		02		
NEIGHBORHOOD/LOC				
2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,300	185	6,105	249,603
BAS	40,695	100	40,695	1,663,815
CAN	490	30	147	6,010
CAN	65	30	20	818
CAN	1,596	30	479	19,584
CLP	315	60	189	7,727
FGR	1,550	60	930	38,023
FST	165	70	116	4,742
FST	165	70	116	4,742
FUS	25,414	100	25,414	1,039,052
TOTALS	95,608		93,609	3,827,204

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	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	20	500	
2	0090	AUTO DOOR	0	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	0	1,631.00	LF	15.00	15.00	100	1985	1985	3	58	14,190	
4	0400	CONC CURB	0	0	0	0	1,193.00	LF	15.00	15.00	100	2000	2000	3	84	15,032	
5	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	58	58	
6	0422	CL FNC 4'	0	0	0	0	49.00	LF	15.00	15.00	100	2000	2000	3	52	382	
7	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1985	1985	3	20	200	
8	0803	ASPHALT C	0	0	0	0	61,100.00	SF	2.00	2.00	100	1985	1985	3	50	61,100	
9	0803	ASPHALT C	0	0	0	0	47,250.00	SF	2.00	2.00	100	2000	2000	3	50	47,250	
10	0811	CONCRETE B	0	0	0	0	880.00	SF	5.20	5.20	100	1985	1985	3	47	2,151	

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	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	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																
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																	PREVIOUS YEAR MKT VALUE				6,505,995												
																	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				
																	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																
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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																
21	0410	ELEVATOR	0	0	0	0	1.00	UT	92,000.00	92,000.00	100	2007	2007	3	100	92,000																	
22	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2016	2016	3	74	1,332																	
23	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	2016	2016	3	96	986																	
24	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	74	1,850																	
25	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	2015	2015	3	100	1,300																	
26	0966	FIRE SPRNK	0	0	0	0	15,243.00	SF	3.00	3.00	100	2016	2016	3	96	43,900																	
																	LAND DESCRIPTION																
																	TOTAL OB/XF 141,368																
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 06/14/2022 BY KK Total Acres: 0.00 Total Land Value: 1,932,488 Market: 0 Agricultural: 0 Common: 1,932,488 PRINTED 08/06/2024 BY SYS																																	