IN OR 2345/499
PT IN SEC 1 & SEC 12
EX R/W 01-351CA

JHE HOLDINGS II LLC
474431 SR 200/A1A
FERNANDINA BEACH, FL 32034

2024

01-2N-26-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06

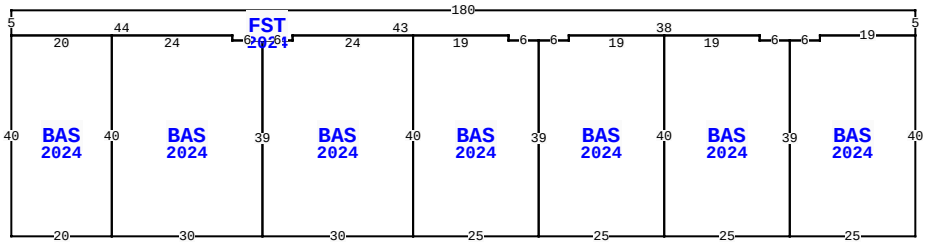
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	120,712
BAS	994	100	994	149,985
BAS	994	100	994	149,985
BAS	994	100	994	149,985
BAS	994	100	994	149,985
BAS	1,194	100	1,194	180,163
BAS	1,194	100	1,194	180,163
FST	936	50	468	70,617
TOTALS	8,100		7,632	1,151,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	7,632	141.6800	150.89	1,151,592	2023	2023	0	0	0	0.00	100.00

1 NBHD SHOP – 0% - 2024 Heated Area: 7164 HX Base Yr



462392 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,344,255
TOTAL MARKET OB/XF VALUE	327,656
TOTAL LAND VALUE - MARKET	1,262,586
TOTAL MARKET VALUE	8,934,497
SOH/AGL Deduction	0
ASSESSED VALUE	8,934,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,934,497
TOTAL JUST VALUE	8,934,497
NCON VALUE	7,671,911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,262,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003559	BUILD OUT INTERIO	12,000	03/28/2024
SU240000562	WALL SIGN CHANNEL	2,450	01/17/2024
B230016066		500	12/15/2023
B230015823		15,000	12/12/2023
B230015585		6,500	12/06/2023
B230014505		0	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0499	3/05/2020	SW	Q	V	01	1,500,000
GRANTOR: GARRETT FLOYD L & AVA						
GRANTEE: JHE HOLDINGS II LLC						
1427/1012	7/12/2006	QC	U	V	01	100
GRANTOR: GARRETT ENTERPRISES						
GRANTEE: GARRETT FLOYD L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 S40 W20 N40 $
BAS=[YR=2024;ORIG=30,10] S40 E30 N39 W6 N1 W24 $
BAS=[YR=2024;ORIG=60,11] E6 N1 E24 S40 W30 N39 $
BAS=[YR=2024;ORIG=90,10] S40 E25 N39 W6 N1 W19 $
BAS=[YR=2024;ORIG=115,11] E6 N1 E19 S40 W25 N39 $
BAS=[YR=2024;ORIG=140,10] S40 E25 N39 W6 N1 W19 $
BAS=[YR=2024;ORIG=165,11] E6 N1 E19 S40 W25 N39 $
FST=[YR=2024;ORIG=10,10] N5 E180 S5 W19 S1 W6 W6 N1 W38 S1 W6 W6 N1 W43 S1 W6 W6 N1 W44 $
.

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	0812	CONCRETE C	0	0	0	0	74,734.00	SF	4.00	4.00	100	2024	2023		100	298,936	
2	0400	CONC CURB	0	0	0	0	1,240.00	LF	15.00	15.00	100	2024	2023		100	18,600	
3	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2024	2023		100	10,120	

LAND DESCRIPTION

TOTAL OB/XF 327,656

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	001000	C	COMMERCIAL	0	0004	CHT	0.00	0.00	229,561.00	SF		1.00	1.00	1.00	5.50	5.50	1,262,586							

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 1,262,586 Market: 0 Agricultural: 0 Common: 1,262,586 PRINTED 08/06/2024 BY SYS

IN OR 2345/499
PT IN SEC 1 & SEC 12
EX R/W 01-351CA

JHE HOLDINGS II LLC
474431 SR 200/A1A
FERNANDINA BEACH, FL 32034

2024

01-2N-26-0000-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	03	MASONRY 100
Units		18 100
Quality	06	Quality Level 06

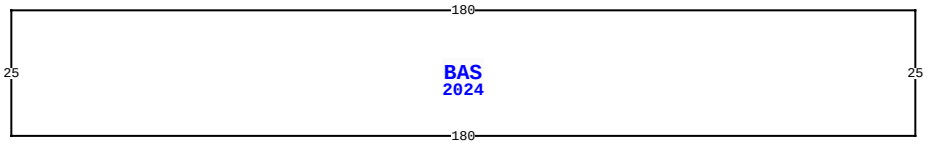
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100	4,500	255,195
TOTALS	4,500		4,500	255,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,500	143.5820	56.71	255,195	2023	2023	0	0	0	0.00	100.00

2 MINI WAREH – 0% - 2024 Heated Area: 4500 HX Base Yr



462392 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,344,255
TOTAL MARKET OB/XF VALUE	327,656
TOTAL LAND VALUE - MARKET	1,262,586
TOTAL MARKET VALUE	8,934,497
SOH/AGL Deduction	0
ASSESSED VALUE	8,934,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,934,497
TOTAL JUST VALUE	8,934,497
NCON VALUE	7,671,911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,262,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230009893		8,952,300	08/02/2023
CO230009894		238,728	08/02/2023
23008194	BLD-OUT UNITS 2-7	1,029,375	06/27/2023
21013653	NEW CONSTR - 4623	1,198,422	10/06/2021
21008036	NEW CONSTR - 4624	277,256	06/18/2021
21008037	NEW CONSTR - 4624	8,522,100	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0499	3/05/2020	SW	Q	V	01	1,500,000
GRANTOR: GARRETT FLOYD L & AVA						
GRANTEE: JHE HOLDINGS II LLC						
1427/1012	7/12/2006	QC	U	V	01	100
GRANTOR: GARRETT ENTERPRISES						
GRANTEE: GARRETT FLOYD L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E180 S25 W180 N25 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 1,262,586 Market: 0 Agricultural: 0 Common: 1,262,586 PRINTED 08/06/2024 BY SYS

IN OR 2345/499
PT IN SEC 1 & SEC 12
EX R/W 01-351CA

JHE HOLDINGS II LLC
474431 SR 200/A1A
FERNANDINA BEACH, FL 32034

2024

01-2N-26-0000-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Units		600 100
Quality	06	Quality Level 06

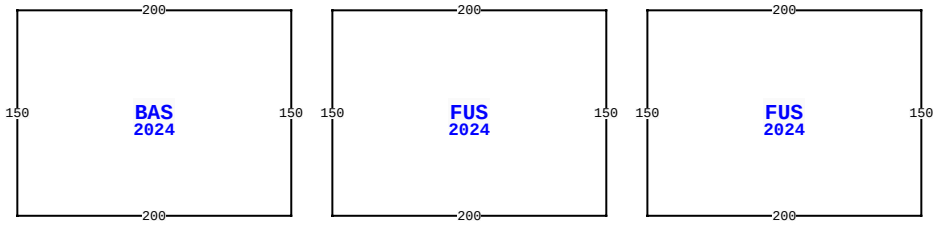
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30,000	100	30,000	1,932,900
FUS	30,000	100	30,000	1,932,900
FUS	30,000	100	30,000	1,932,900
TOTALS	90,000		90,000	5,798,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	90,000	163.1150	64.43	5,798,700	2023	2023	0	0	0	0.00	100.00

3 MINI WAREH – 0% - 2024 Heated Area: 90000 HX Base Yr



462392 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,344,255
TOTAL MARKET OB/XF VALUE	327,656
TOTAL LAND VALUE - MARKET	1,262,586
TOTAL MARKET VALUE	8,934,497
SOH/AGL Deduction	0
ASSESSED VALUE	8,934,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,934,497
TOTAL JUST VALUE	8,934,497
NCON VALUE	7,671,911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,262,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008345		15,000	
230008358		6,500	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0499	3/05/2020	SW	Q	V	01	1,500,000
GRANTOR: GARRETT FLOYD L & AVA						
GRANTEE: JHE HOLDINGS II LLC						
1427/1012	7/12/2006	QC	U	V	01	100
GRANTOR: GARRETT ENTERPRISES						
GRANTEE: GARRETT FLOYD L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E200 S150 W200 N150 $
FUS=[YR=2024;ORIG=230,0] E200 S150 W200 N150 $
FUS=[YR=2024;ORIG=460,0] E200 S150 W200 N150 $
.

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 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 1,262,586 Market: 0 Agricultural: 0 Common: 1,262,586 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	03	MASONRY 100
Units		12 100
Quality	06	Quality Level 06

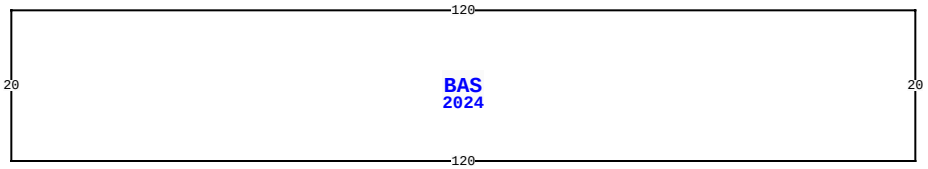
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	138,768
TOTALS	2,400		2,400	138,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,400	146.3700	57.82	138,768	2023	2023	0	0	0	0.00	100.00

4 MINI WAREH – 0% - 2024 Heated Area: 2400 HX Base Yr



462392 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,344,255
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TOTAL LAND VALUE - MARKET	1,262,586
TOTAL MARKET VALUE	8,934,497
SOH/AGL Deduction	0
ASSESSED VALUE	8,934,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,934,497
TOTAL JUST VALUE	8,934,497
NCON VALUE	7,671,911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,262,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0499	3/05/2020	SW	Q	V	01	1,500,000
GRANTOR: GARRETT FLOYD L & AVA						
GRANTEE: JHE HOLDINGS II LLC						
1427/1012	7/12/2006	QC	U	V	01	100
GRANTOR: GARRETT ENTERPRISES						
GRANTEE: GARRETT FLOYD L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E120 S20 W120 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 1,262,586 Market: 0 Agricultural: 0 Common: 1,262,586 PRINTED 08/06/2024 BY SYS