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

**2024**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 25 | MOD METAL 50 |
| Roof Structur | 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. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

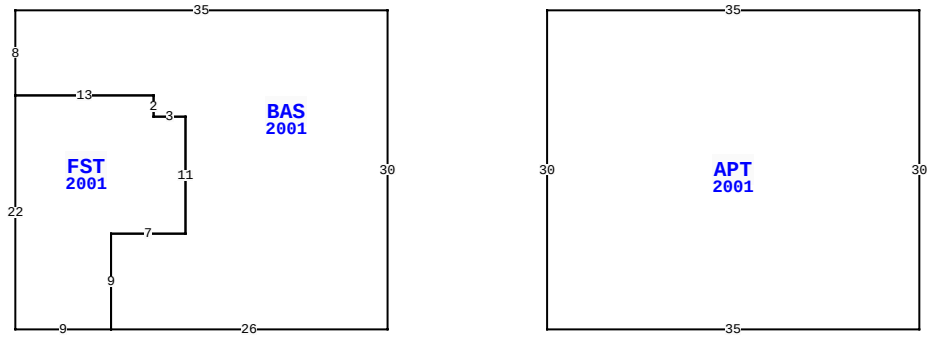
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 1,050 | 100 | 1,050 | 124,900 |
| BAS | 767 | 100 | 767 | 91,236 |
| FST | 283 | 50 | 142 | 16,891 |
| TOTALS | 2,100 | | 1,959 | 233,027 |

## MARKET ADJUSTMENTS

| 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 | 148.69 | 291,284 | 2001 | 2001 | 0 | 0 | 0 | 20.00 | 80.00 |

1 OFFICE 1&2 – 0% - 0 Heated Area: 1817 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008028 | REMODEL - BLDG NH | 58,342 | 05/24/2022 |
| 22008029 | REMODEL - BLDG NB | 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 | 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

## 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 $ .

## 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 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 99.00 | UT | 100.00 | 100.00 | 100 | 2001 | 2001 | 3 | 100 | 9,900 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 108,668.00 | SF | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 50 | 108,668 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 7,389.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 80 | 23,645 | |
| 4 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 2,009.00 | LF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 85 | 25,615 | |
| 5 | 0092 | AUTO GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 4,375.00 | 4,375.00 | 100 | 2001 | 2001 | 3 | 20 | 875 | |
| 6 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 330.00 | 330.00 | 100 | 2001 | 2001 | 3 | 55 | 182 | |
| 7 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 108.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 29 | 313 | |
| 8 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 3,601.00 | LF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 55 | 39,611 | |
| 9 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2001 | 2001 | 3 | 55 | 330 | |
| 10 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 11.00 | UT | 400.00 | 400.00 | 100 | 2002 | 2002 | 3 | 20 | 880 | |

TOTAL OB/XF 210,019

## 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 | 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 | PUD | 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 | PUD | 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 Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 |

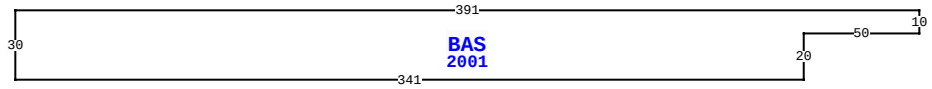
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 10,730 | 100 | 10,730 | 198,215 |
| TOTALS | 10,730 | | 10,730 | 198,215 |

## 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 | 25.48 | 273,400 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

2 MINI WAREH – 0% - 0 Heated Area: 10730 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| 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

## BUILDING DIMENSIONS

BAS=[YR=2001] W391 S30 E341 N20 E50 N10 $ .

## 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 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 8.00 | UT | 400.00 | 400.00 | 100 | 2002 | 2002 | 3 | 20 | 640 | |
| 12 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 6.00 | UT | 2,530.00 | 2,530.00 | 100 | 2002 | 2002 | 3 | 58 | 8,804 | |
| 13 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 6.00 | UT | 500.00 | 500.00 | 100 | 2002 | 2002 | 3 | 58 | 1,740 | |
| 14 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 4.00 | UT | 25.00 | 25.00 | 100 | 2001 | 2001 | 3 | 85 | 85 | |
| 15 | 0963 | FIRE HYDR | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2001 | 2001 | 3 | 100 | 1,500 | |
| 16 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 65.00 | UT | 135.00 | 135.00 | 100 | 2001 | 2001 | 3 | 55 | 4,826 | |
| 17 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 15.00 | SF | 65.00 | 65.00 | 100 | 2005 | 2005 | 3 | 40 | 390 | |
| 18 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 45,769.00 | SF | 2.00 | 2.00 | 100 | 2024 | 2023 | | 100 | 91,538 | |
| 19 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 430.00 | LF | 15.00 | 15.00 | 100 | 2024 | 2023 | | 100 | 6,450 | |

## LAND DESCRIPTION

TOTAL OB/XF 115,973

| 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 8 100 |
| RMS | | 71 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

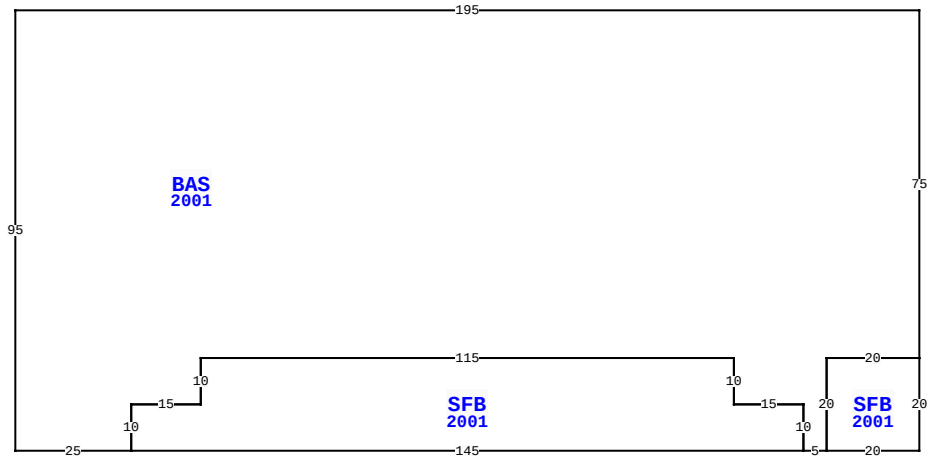
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 15,525 | 100 | 15,525 | 298,161 |
| SFB | 400 | 80 | 320 | 6,146 |
| SFB | 2,600 | 80 | 2,080 | 39,947 |
| TOTALS | 18,525 | | 17,925 | 344,254 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 17,925 | 67.0539 | 26.49 | 474,833 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

3 MINI WAREH – 0% - 0 Heated Area: 17925 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22394 | CO ISSUED | 0 | 08/10/2009 |
| M14526 | MECH OTHER | 0 | 05/01/2009 |
| B22394 | REMODEL | 54,000 | 04/01/2009 |
| E21260 | ELEC OTHER | 500 | 09/01/2008 |
| E21018 | ELEC OTHER | 2,000 | 07/01/2008 |
| M14010 | MECH OTHER | 0 | 07/01/2008 |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2001] W195 S95 E25 SFB=[YR=2001] E145 N10 W15 N10W115S10W15S10$ N10E15N10E115S10E15S10E5 SFB=[YR=2001] E20N20W20S20$N20E20N75 $.

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | | 113 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

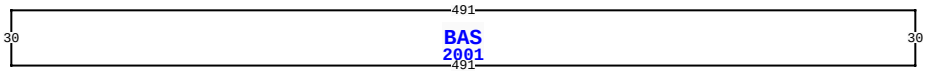
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 14,730 | 100 | 14,730 | 267,835 |
| TOTALS | 14,730 | | 14,730 | 267,835 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 14,730 | 63.5019 | 25.08 | 369,428 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

4 MINI WAREH – 0% - 0 Heated Area: 14730 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21546 | CO ISSUED | 0 | 06/01/2008 |
| M13929 | WALK-IN COOLER | 600 | 06/01/2008 |
| B21546 | BUILDOUT | 5,000 | 06/01/2008 |
| P13284 | BUILDOUT | 0 | 06/01/2008 |
| P13298 | OTHER | 0 | 06/01/2008 |
| B21556 | NEW CONSTR | 0 | 01/01/2008 |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2001] W491 S30 E491 N30 $ .

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | | 12 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

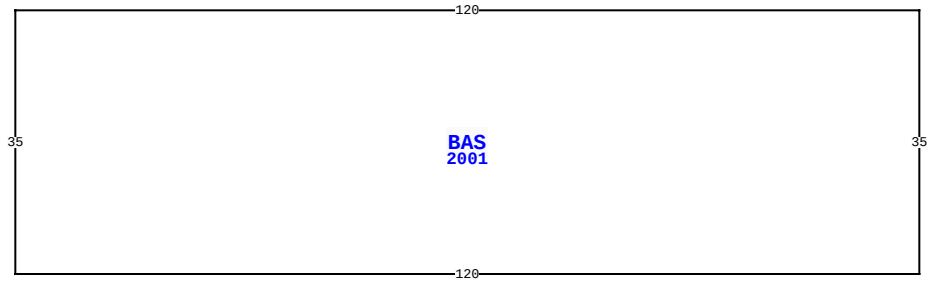
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 4,200 | 100 | 4,200 | 81,484 |
| TOTALS | 4,200 | | 4,200 | 81,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 4,200 | 67.7407 | 26.76 | 112,392 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

5 MINI WAREH – 0% - 0 Heated Area: 4200 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21556 | CO ISSUED | 0 | 01/01/2008 |
| M0509724 | H/AC | 0 | 05/01/2005 |
| P0509395 | OTHER | 0 | 05/01/2005 |
| E14857 | ELEC OTHER | 5,000 | 04/01/2005 |
| B14971 | REMODEL | 30,000 | 04/01/2005 |
| B0412659 | REMODEL | 50,000 | 04/01/2004 |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2001] W120 S35 E120 N35 $ .

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 8 100 |
| RMS | | 147 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

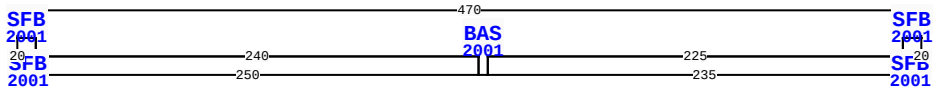
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 11,900 | 100 | 11,900 | 229,750 |
| SFB | 100 | 80 | 80 | 1,544 |
| SFB | 100 | 80 | 80 | 1,544 |
| SFB | 2,450 | 80 | 1,960 | 37,841 |
| SFB | 2,600 | 80 | 2,080 | 40,158 |
| TOTALS | 17,150 | | 16,100 | 310,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 16,100 | 67.4150 | 26.63 | 428,743 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

6 MINI WAREH – 0% - 0 Heated Area: 16100 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210401 | REMODEL | 12,800 | 01/01/2003 |
| B0210114 | NEW CONSTR | 19,000 | 08/01/2002 |
| M015284 | H/AC | 0 | 08/01/2001 |
| B0108332 | NEW CONSTR | 105,000 | 06/01/2001 |
| B0108333 | NEW CONSTR | 307,500 | 06/01/2001 |
| B0108334 | NEW CONSTR | 267,500 | 06/01/2001 |

## 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

## BUILDING DIMENSIONS

SFB=[YR=2001] W10 BAS=[YR=2001] W470 SFB=[YR=2001] W10S10E10N10$S10W10S5 SFB=[YR=2001] S20E250N10W240N10W10$ E10S10E240S10E5N10E225N10E10 SFB=[YR=2001] W10S10W225S10E235N20$ N5W10N10$S10E10N10$.

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 8 100 |
| RMS | | 170 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

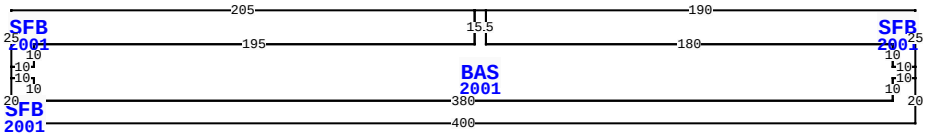
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 9,675 | 100 | 9,675 | 186,793 |
| SFB | 2,950 | 80 | 2,360 | 45,564 |
| SFB | 3,175 | 80 | 2,540 | 49,039 |
| SFB | 4,200 | 80 | 3,360 | 64,871 |
| TOTALS | 20,000 | | 17,935 | 346,267 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 17,935 | 67.4150 | 26.63 | 477,609 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

7 MINI WAREH – 0% - 0 Heated Area: 17935 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108335 | NEW CONSTR | 463,125 | 06/01/2001 |
| B0108336 | NEW CONSTR | 428,750 | 06/01/2001 |
| B0108337 | NEW CONSTR | 512,500 | 06/01/2001 |
| B0108338 | NEW CONSTR | 367,500 | 06/01/2001 |
| B0108339 | NEW CONSTR | 100,800 | 06/01/2001 |
| B018261 | NEW CONSTR | 470,000 | 05/01/2001 |

## 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

## BUILDING DIMENSIONS

SFB=[YR=2001] W190 BAS=[YR=2001] W5 SFB=[YR=2001] W205S25E10N10E195N15$ S15W195S10W10S5 SFB=[YR=2001] S20 E400N20W10S10W380N10W10$E10S10 E380N10E10N5W10N10W180N15$S15 E180S10E10N25$.

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 | | 9 100 |
| RMS | | 46 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

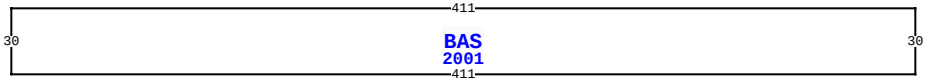
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 12,330 | 100 | 12,330 | 230,633 |
| TOTALS | 12,330 | | 12,330 | 230,633 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 12,330 | 65.3074 | 25.80 | 318,114 | 2001 | 2001 | 0 | 0 | 0 | 27.50 | 72.50 |

8 MINI WAREH – 0% - 0 Heated Area: 12330 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B018262 | NEW CONSTR | 403,125 | 05/01/2001 |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2001] W411 S30 E411 N30 $ .

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 50 |
| Exterior Wall | 28 | GLASS THRM 50 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 80 |
| Roof Cover | 08 | CLAY TILE 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 33 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 19 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

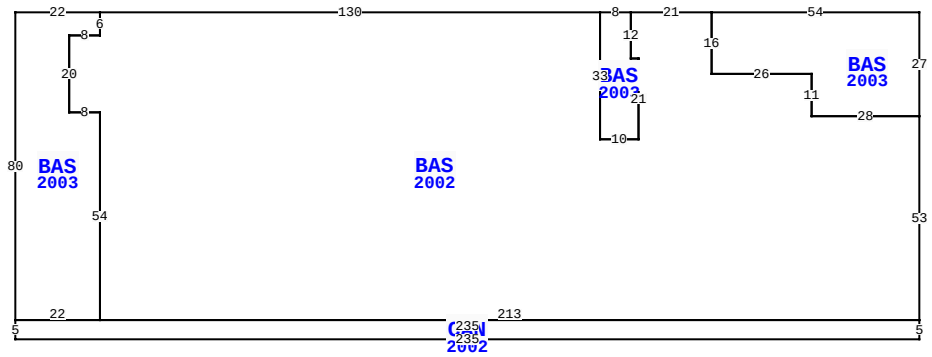
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 15,722 | 100 | 15,722 | 1,476,783 |
| BAS | 306 | 100 | 306 | 28,743 |
| BAS | 1,172 | 100 | 1,172 | 110,087 |
| BAS | 1,600 | 100 | 1,600 | 150,290 |
| CAN | 1,175 | 30 | 352 | 33,064 |
| TOTALS | 19,975 | | 19,152 | 1,798,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 19,152 | 111.6476 | 118.90 | 2,277,173 | 2002 | 2002 | 0 | 0 | 0 | 21.00 | 79.00 |

9 NBHD SHOP – 0% - 0 Heated Area: 18800 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2003] W54 BAS=[YR=2002] W21 BAS=[YR=2003] W8 S33 E10 N21 W2 N12 $ S12 E2 S21 W10 N33 W130 BAS=[YR=2003] W22 S80 CAN=[YR=2002] S5 E235 N5 W235$ E22 N54 W8 N20 E8 N6$ S6 W8 S20 E8 S54 E213 N53 W28 N11 W26 N16$ S16 E26 S11 E28 N27$.

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 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

**2024**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 50 |
| Exterior Wall | 28 | GLASS THRM 50 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 80 |
| Roof Cover | 08 | CLAY TILE 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 31 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

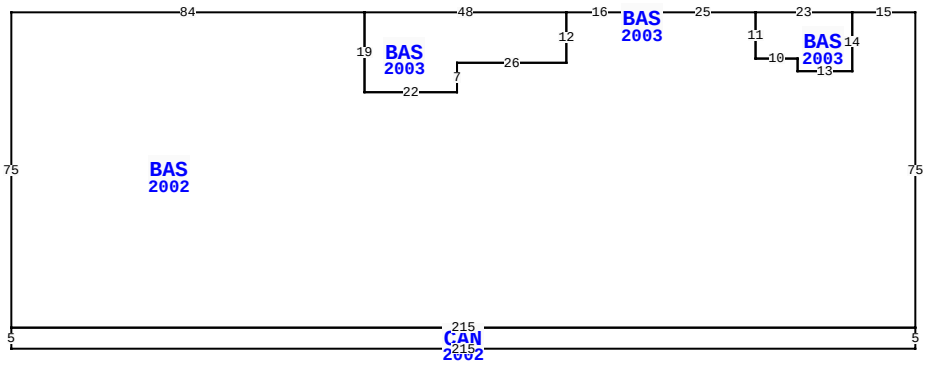
| | | | |
|---|---|---|---|
| DOR CODE | 4840 | MINI STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 15,091 | 100 | 15,091 | 1,330,006 |
| BAS | 12 | 100 | 12 | 1,058 |
| BAS | 292 | 100 | 292 | 25,735 |
| BAS | 730 | 100 | 730 | 64,337 |
| CAN | 1,075 | 30 | 322 | 28,378 |
| TOTALS | 17,200 | | 16,447 | 1,449,513 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 16,447 | 104.7512 | 111.56 | 1,834,827 | 2002 | 2002 | 0 | 0 | 0 | 21.00 | 79.00 |

12 NBHD SHOP – 0% - 0 Heated Area: 16125 HX Base Yr




464017 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/20/2021 | KK | LGL DATE | |
| XF DATE | 07/20/2021 | KK | LAND DATE | 07/20/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 10 of 10 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 5,261,034 |
| TOTAL MARKET OB/XF VALUE | 325,992 |
| TOTAL LAND VALUE - MARKET | 1,817,285 |
| TOTAL MARKET VALUE | 7,404,311 |
| SOH/AGL Deduction | 2,229,226 |
| ASSESSED VALUE | 5,175,085 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,175,085 |
| TOTAL JUST VALUE | 7,404,311 |
| NCON VALUE | 259,954 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,395,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2002] W15 BAS=[YR=2003] W23 S11 E10 S3 E13 N14$ S14 W13 N3 W10 N11 W25 BAS=[YR=2003] W4 S3 E4 N3$ S3 W4 N3 W16 BAS=[YR=2003] W48 S19 E22 N7 E26 N12$ S12 W26 S7 W22 N19 W84 S75 CAN=[YR=2002] S5 E215 N5 W215$ E215 N75$.

## 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 03/08/2023 BY HS Total Acres: 2.77 Total Land Value: 1,817,285 Market: 0 Agricultural: 0 Common: 1,817,285 PRINTED 08/06/2024 BY SYS