LOT 15 & S50 FT OF 16
ASKINS FIVE POINTS PB 0/58

GENCO FLORIDA LLC
1885 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0120-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

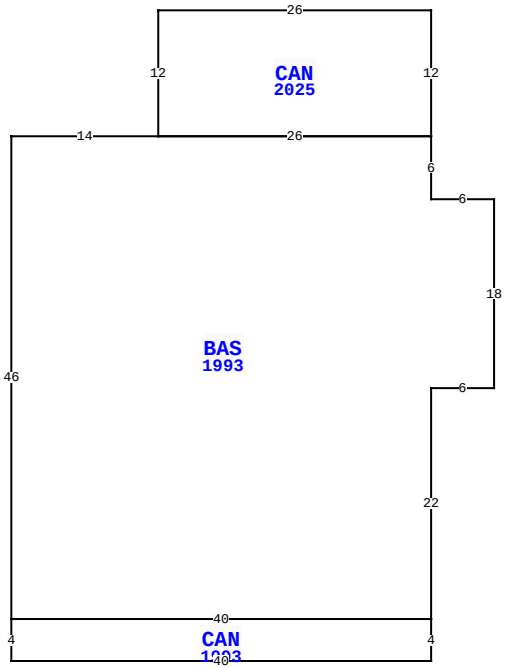
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1993	1,948	255,888
CAN	160	30	1993	48	6,305
CAN	312	30	2025	94	12,348
TOTALS	2,420			2,090	274,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,090	112.1022	156.38	326,834	1955	2005	0	0	0	16.00	84.00

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



1885 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/04/2024	KWA	LGL DATE	
XF DATE	11/04/2024	KWA	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	370,218
TOTAL MARKET OB/XF VALUE	2,665
TOTAL LAND VALUE - MARKET	281,250
TOTAL MARKET VALUE	654,133
SOH/AGL Deduction	39,282
ASSESSED VALUE	614,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,851
TOTAL JUST VALUE	654,133
NCON VALUE	15,198
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,139

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
2783/16	4/23/2025	WD	Q	I	01	780,000
GRANTOR: SKYLOWE LOGISTICS LLC						
GRANTEE: GENCO FLORIDA LLC						
2454/0351	4/19/2021	WD	Q	I	02	560,000
GRANTOR: HILP REAL ESTATE INVE						
GRANTEE: SKYLOWE LOGISTICS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W6 N6 W26 W14 S46 E40 N22 E6 N18 $
CAN=[YR=1993;ORIG=-46,40] S4 E40 N4 W40 $
CAN=[YR=2025;ORIG=-6,-6] W26 N12 E26 S12 $
.

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	20	582	
4	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	
7	0443	STK FNC 6'	0	0	0	0	104.00	LF	10.00	10.00	100	2006	2006	3	24	250	
8	0424	CL FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	100	2006	2006	3	66	766	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 2,665

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	15.00	15.00	281,250							

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.43 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 07/30/2025 BY SYS

LOT 15 & S50 FT OF 16
ASKINS FIVE POINTS PB 0/58

GENCO FLORIDA LLC
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FERNANDINA BEACH, FL 32034

2025

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

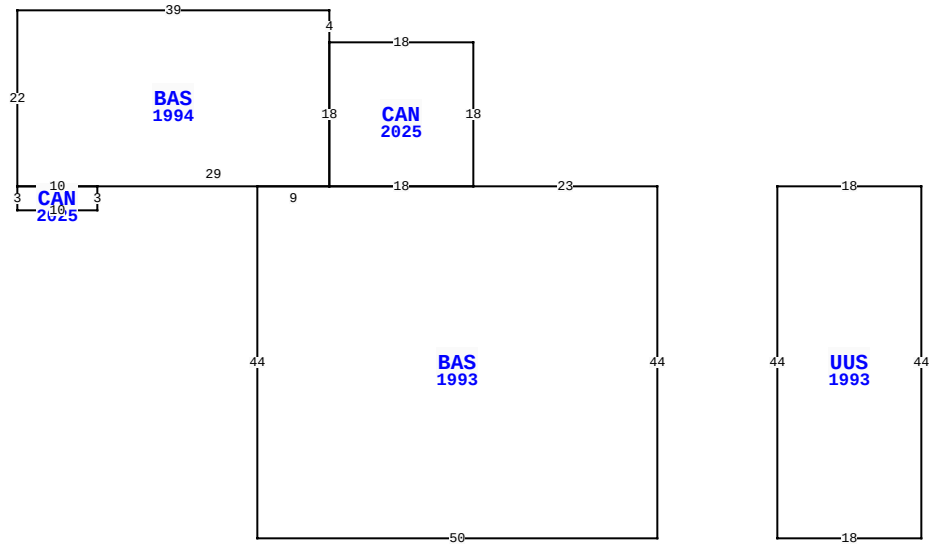
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	1993	2,200	59,126
BAS	858	100	1994	858	23,059
CAN	30	30	2025	9	242
CAN	324	30	2025	97	2,607
UUS	792	50	1993	396	10,643
TOTALS	4,204			3,560	95,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,560	85.1315	38.95	138,662	1950	2000	0	0	0	31.00	69.00

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



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GRANTOR: HILP REAL ESTATE INVE						
GRANTEE: SKYLOWE LOGISTICS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 W18 W9 S44 E50 N44 $
BAS=[YR=1994;ORIG=-41,0] N18 N4 W39 S22 E10 E29 $
UUS=[YR=1993;ORIG=15,0] E18 S44 W18 N44 $
CAN=[YR=2025;ORIG=-41,0] E18 N18 W18 S18 $
PTR=[ORIG=0,0] E15 W15 $
CAN=[YR=2025;ORIG=-80,0] E10 S3 W10 N3 $
.

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

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