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

2025

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

BUILDING CHARACTERISTICS

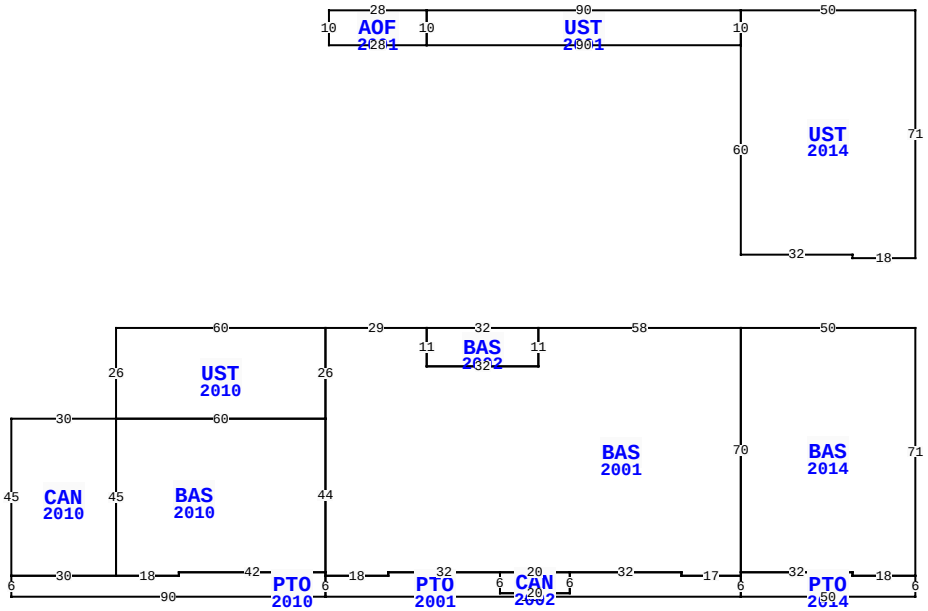
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	100	2001	280	17,530
BAS	8,013	100	2001	8,013	501,675
BAS	352	100	2002	352	22,038
BAS	2,658	100	2010	2,658	166,411
BAS	3,518	100	2014	3,518	220,253
CAN	120	30	2002	36	2,254
CAN	1,350	30	2010	405	25,356
PTO	678	5	2001	34	2,129
PTO	582	5	2010	29	1,815
PTO	332	5	2014	17	1,064
TOTALS	23,861			17,733	1,110,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	17,733	101.9981	142.29	2,523,229	2001	2001	0	0	35	21.00	44.00

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



** This building has 13 Sub-Areas

2990 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/02/2024	KW	LGL DATE	
XF DATE	12/02/2024	KW	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,110,221
TOTAL MARKET OB/XF VALUE	230,265
TOTAL LAND VALUE - MARKET	1,492,036
TOTAL MARKET VALUE	2,832,522
SOH/AGL Deduction	0
ASSESSED VALUE	2,832,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,832,522
TOTAL JUST VALUE	2,832,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,704,547

ALSO SEE PRCLS: 00-00-30-044B-0096-0040 (VAC) & 00

TURNER ACE HARDWARE STORE

OFFICE & STOCK ROOM UPSTAIRS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015493	ADDITION & REMODE	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;LABEL=warehouse;ORIG=-119,0] W60 S26 E60 N26 $
CAN=[YR=2010;LABEL=Garden center- plastic canopy;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 $

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	84	5,116	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
3	0422	CL FNC 4'	0	0	0	0	138.00	LF	15.00	15.00	100	2001	2001	3	52	1,076	
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	52	7,894	
6	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2001	2001	3	52	1,560	
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	56	3,858	
10	0810	CONCRETE A	0	0	0	0	32.00	SF	6.50	6.50	100	2010	2010	3	90	187	
11	0920	CWALL-WD/M	0	0	0	0	260.00	LF	390.00	390.00	100	2001	2001	3	20	20,280	

TOTAL OB/XF 77,753

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	14.00	14.00	1,492,036							

REVIEW DATE 12/02/2024 BY KW Total Acres: 0.00 Total Land Value: 1,492,036 Market: 0 Agricultural: 0 Common: 1,492,036 PRINTED 07/30/2025 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

2025

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	YEAR	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	1,110,221
TOTAL MARKET OB/XF VALUE	230,265
TOTAL LAND VALUE - MARKET	1,492,036
TOTAL MARKET VALUE	2,832,522
SOH/AGL Deduction	0
ASSESSED VALUE	2,832,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,832,522
TOTAL JUST VALUE	2,832,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,704,547

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	12/02/2024	KW	LGL DATE	
XF DATE	12/02/2024	KW	LAND DATE	04/23/2025 DC
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
12	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	2009	2009	3	89	1,041	
14	0423	CL FNC 5'	0	0	0	0	306.00	LF	6.85	6.85	100	2008	2008	3	72	1,509	
15	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	5,465	
16	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	88	824	
17	0400	CONC CURB	0	0	0	0	1,156.00	LF	15.00	15.00	100	2008	2008	3	91	15,779	
18	1126	CB/STC 8"	0	0	36	6	216.00	SF	8.00	8.00	100	2008	2008	3	88	1,521	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2008	2008	3	72	864	
20	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2008	2008	3	100	300	
21	0920	CWALL-WD/M	0	0	0	0	306.00	LF	390.00	390.00	100	2008	2008	3	31	36,995	
22	0812	CONCRETE C	0	0	0	0	5,442.00	SF	4.00	4.00	100	2010	2010	3	90	19,591	

TOTAL OB/XF 83,889

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 12/02/2024 BY KW Total Acres: 0.00 Total Land Value: 1,492,036 Market: 0 Agricultural: 0 Common: 1,492,036 PRINTED 07/30/2025 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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JACKSONVILLE, FL 32211

2025

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

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	YEAR	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	1,110,221
TOTAL MARKET OB/XF VALUE	230,265
TOTAL LAND VALUE - MARKET	1,492,036
TOTAL MARKET VALUE	2,832,522
SOH/AGL Deduction	0
ASSESSED VALUE	2,832,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,832,522
TOTAL JUST VALUE	2,832,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,704,547

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	12/02/2024	KW	LGL DATE	
XF DATE	12/02/2024	KW	LAND DATE	04/23/2025 DC
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
23	0425	CL FNC 8'	0	0	0	0	484.00	LF	10.65	10.65	100	2010	2010	3	76	3,917	
24	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2010	2010	3	76	532	
25	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
26	0400	CONC CURB	0	0	0	0	21.00	LF	15.00	15.00	100	2010	2010	3	93	293	
27	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2010	2010	3	90	731	
28	0910	SCRN RM L	0	0	45	30	1,350.00	SF	15.00	15.00	100	2010	2010	3	40	8,100	
29	0681	POLE SHED	0	0	34	28	952.00	SF	15.00	15.00	100	2011	2011	3	60	8,568	
30	0425	CL FNC 8'	0	0	0	0	9.00	LF	10.65	10.65	100	2011	2011	3	78	75	
31	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2011	2011	3	78	273	
32	0812	CONCRETE C	0	0	0	0	2,867.00	SF	4.00	4.00	100	2014	2014	3	94	10,780	

TOTAL OB/XF 33,497

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 12/02/2024 BY KW Total Acres: 0.00 Total Land Value: 1,492,036 Market: 0 Agricultural: 0 Common: 1,492,036 PRINTED 07/30/2025 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
JACKSONVILLE, FL 32211

2025

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

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	YEAR	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	1,110,221
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TOTAL MARKET VALUE	2,832,522
SOH/AGL Deduction	0
ASSESSED VALUE	2,832,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,832,522
TOTAL JUST VALUE	2,832,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,704,547

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	12/02/2024	KW	LGL DATE	
XF DATE	12/02/2024	KW	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

BUILDING NOTES

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
33	0966	FIRE SPRNK	0	0	0	0	14,821.00	SF	3.00	3.00	100	2025	2001		79	35,126	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 35,126

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 12/02/2024 BY KW Total Acres: 0.00 Total Land Value: 1,492,036 Market: 0 Agricultural: 0 Common: 1,492,036 PRINTED 07/30/2025 BY SYS