

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

2025

00-00-30-0800-0015-0020



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	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. 100
Class	. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,300	185	2007	6,105	243,869
BAS	40,695	100	2006	40,695	625,592
CAN	490	30	1994	147	5,872
CAN	65	30	2006	20	799
CAN	1,596	30	2006	479	19,134
CLP	315	60	2000	189	7,550
FGR	1,550	60	2007	930	37,150
FST	165	70	2006	116	4,634
FST	165	70	2006	116	4,634
FUS	25,414	100	2006	25,414	1,015,181
TOTALS	95,608			93,609	739,282

** This building has 19 Sub-Areas

1830 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK	LGL DATE
XF DATE	06/14/2022	KK	LAND DATE
INC DATE	05/07/2025	DC	AG DATE

04/08/2025 DC

EXTRA FEATURES	
L N	OB/XF CODE
1	0090
2	0090
3	0400
4	0400
5	0402
6	0422
7	0505
8	0803
9	0803
10	0811

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
AUTO DOOR	0	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	20	500	
AUTO DOOR	0	0	0	2.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	1,000	
CONC CURB	0	0	0	1,631.00	LF	15.00	15.00	100	1985	1985	3	56	13,700	
CONC CURB	0	0	0	1,193.00	LF	15.00	15.00	100	2000	2000	3	83	14,853	
CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	56	56	
CL FNC 4'	0	0	0	49.00	LF	15.00	15.00	100	2000	2000	3	48	353	
FLAGPOLE A	0	0	0	20.00	LF	50.00	50.00	100	1985	1985	3	20	200	
ASPHALT C	0	0	0	61,100.00	SF	2.00	2.00	100	1985	1985	3	50	61,100	
ASPHALT C	0	0	0	47,250.00	SF	2.00	2.00	100	2000	2000	3	50	47,250	
CONCRETE B	0	0	0	880.00	SF	5.20	5.20	100	1985	1985	3	44	2,013	

LAND DESCRIPTION	
L N	USE CODE
1	004800

TOTAL OB/XF	
CLD	CLD
1	004800

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	3,739,282
TOTAL MARKET OB/XF VALUE	510,528
TOTAL LAND VALUE - MARKET	2,318,985
TOTAL MARKET VALUE	6,568,795
SOH/AGL Deduction	915,176
ASSESSED VALUE	5,653,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,653,619
TOTAL JUST VALUE	6,568,795
NCON VALUE	0
INCOME VALUE	9,687,728
PREVIOUS YEAR MKT VALUE	6,275,624

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
2193/0414	4/20/2018
GRANTOR: UHAUL CO OF FLORIDA	
GRANTEE: U HAUL CO OF FLORID	
1908/1965	3/25/2014
GRANTOR: REDUS ONE LLC	
GRANTEE: UHAUL CO OF FLORIDA	

BUILDING NOTES	
----------------	--

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] N93 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 SFB=[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	

[illegible]

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												PAGE 3 of 3				8
ELEMENT		CD	CONSTRUCTION				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:													
																						3,739,282													
																						510,528													
																						2,318,985													
																						6,568,795													
																						915,176													
																						5,653,619													
																						0													
																						5,653,619													
																						6,568,795													
																						0													
																						9,687,728													
																						6,275,624													