PT OF LOT 15 & PT ABND ALLEY
IN OR 2193/414 BEING
PARCEL C

U HAUL CO OF FLORIDA 26 LLC
2727 N CENTRAL AVE
PHOENIX, AZ 85004

**2025**

**00-00-30-0800-0015-0080**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 4900 | OPEN STORAGE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2001.00 | | |

| 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

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,046 |
| TOTAL LAND VALUE - MARKET | 560,825 |
| TOTAL MARKET VALUE | 563,871 |
| SOH/AGL Deduction | 214,895 |
| ASSESSED VALUE | 348,976 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 348,976 |
| TOTAL JUST VALUE | 563,871 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 317,251 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2193/0414 | 4/20/2018 | SW | U | I | 11 | 100 |
| GRANTOR: U-HAUL CO OF FLORIDA | | | | | | |
| GRANTEE: U HAUL CO OF FLORID | | | | | | |
| 1937/0824 | 9/15/2014 | WD | U | I | 11 | 100 |
| GRANTOR: STEWART COMMERCIAL PR | | | | | | |
| GRANTEE: U-HAUL CO OF FLORID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

T J COURSON RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 06/28/2021 KK | LAND DATE | 04/17/2025 DC |
| INC DATE | 05/07/2025 DC | AG DATE | |

## 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 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 708.00 | LF | 9.70 | 9.70 | 100 | 1985 | 1985 | 3 | 21 | 1,442 | |
| 2 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1985 | 1985 | 3 | 21 | 126 | |
| 3 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 4.00 | UT | 1,555.00 | 1,555.00 | 100 | 1985 | 1985 | 3 | 22 | 1,368 | |
| 4 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1985 | 1985 | 3 | 22 | 110 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,046

| 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 | 004900 | C | OPEN STRGE | 0 | 0003 | CI | 0.00 | 0.00 | 44,866.00 | SF | | 1.00 | 1.00 | 1.00 | 12.50 | 12.50 | 560,825 | | | | | | | |

REVIEW DATE 06/28/2021 BY KK Total Acres: 1.03 Total Land Value: 560,825 Market: 0 Agricultural: 0 Common: 560,825 PRINTED 07/30/2025 BY SYS