

IN OR 2345/499
PT IN SEC 1 & SEC 12
EX R/W 01-351CA

JHE HOLDINGS II LLC
474431 SR 200/A1A
FERNANDINA BEACH, FL 32034

2025

01-2N-26-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	21	100
Frame	03	MASONRY 100
RMS		13 100

Quality	06	Quality Level 06
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2024	800	116,099
BAS	994	100	2024	994	144,253
BAS	994	100	2024	994	144,253
BAS	994	100	2024	994	144,253
BAS	994	100	2024	994	144,253
BAS	1,194	100	2024	1,194	173,278
BAS	1,194	100	2024	1,194	173,278
CAN	18	30	2025	5	726
CAN	24	30	2025	7	1,016
CAN	45	30	2025	14	2,031
TOTALS	8,584			7,776	128,485

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	74,734.00	SF	4.00	
2	0400	CONC CURB	0	0	0	1,240.00	LF	15.00	
3	0972	ST LGHT UN	0	0	0	4.00	UT	2,530.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0004	CHT	0.00	0.00	229,561.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1602	04	7,776	140.2800	146.59	1,139,884	2023	2023	0	0
1 NBHD SHOP - 0% - 2024									
Heated Area: 7164									
HX Base Yr									

** This building has 17 Sub-Areas									
462392 SR 200, YULEE									
BLD DATE 05/06/2025 DC									
LGL DATE 05/06/2025 DC									
INC DATE 05/06/2025 DC									
TOTAL OB/XF 327,555									

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		9,458,550	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		9,458,550	
SOH/AGL Deduction		0	
ASSESSED VALUE		9,458,550	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		9,458,550	
TOTAL JUST VALUE		9,458,550	
NCON VALUE		20,897	
INCOME VALUE		9,458,550	
PREVIOUS YEAR MKT VALUE		8,934,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240007708		3,800	06/28/2024
C0240003559	BUILD OUT INTERIO	12,000	03/28/2024
SU240000562	WALL SIGN CHANNEL	2,450	01/17/2024
B230016066		500	12/15/2023
B230015823		15,000	12/12/2023
B230015585		6,500	12/06/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2345/0499	3/05/2020	SW	Q	V	01
GRANTOR: GARRETT FLOYD L & AVA					
GRANTEE: JHE HOLDINGS II LLC					
1427/1012	7/12/2006	QC	Q	V	01
GRANTOR: GARRETT ENTERPRISES					
GRANTEE: GARRETT FLOYD L & A					

BUILDING NOTES									
BAS=[YR=2024;LABEL=unit2;ORIG=30,10] S40 E8 E4 E15 E3 N39 W6 N1 W24 \$									
BAS=[YR=2024;LABEL=unit3;ORIG=60,11] E6 N1 E24 S40 W22 W8 N39 \$									
BAS=[YR=2024;LABEL=unit4;ORIG=90,10] S40 E3 E22 N39 W6 N1 W19 \$									
BAS=[YR=2024;LABEL=unit5;ORIG=115,11] E6 N1 E19 S40 W2 W20 W3 N39 \$									
BAS=[YR=2024;LABEL=unit6;ORIG=140,10] S40 E3 E16 E3 E3 N39 W6 N1 W19 \$									
BAS=[YR=2024;LABEL=unit7;ORIG=165,11] E6 N1 E19 S40 W3 W16 W3 W3 N39 \$									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 100		4804	06	4,500	143.5820		56.00		252,000	2023	2023	0	0	0	1.25	98.75	VALUATION BY					DIRECT_CAP									
Roof Structur		09	RIDGE FRME 100		2 MINI WAREH - 0% - 2024										Heated Area: 4500					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100																						BUILDING MARKET VALUE					9,458,550				
Interior Wall		07	NONE 100																						TOTAL MARKET OB/XF VALUE					0				
Interior Floo		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET					0				
Ceiling		04	NONE 100																						TOTAL MARKET VALUE					9,458,550				
Air Condition		01	NONE 100																						SOH/AGL Deduction					0				
Heating Type		01	NONE 100																						ASSESSED VALUE					9,458,550				
Frame		03	MASONRY 100																						TOTAL EXEMPTION VALUE					0				
Units			18 100																						BASE TAXABLE VALUE					9,458,550				
																									TOTAL JUST VALUE					9,458,550				
																									NCON VALUE					20,897				
																									INCOME VALUE					9,458,550				
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Quality		06	Quality Level 06																															
DOR CODE		4840	MINI STORAGE																															
MAP NUM			MKT AREA																						05									
NEIGHBORHOOD/LOC		4001	00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	4,500	100	2024	4,500	248,850																													
TOTALS		4,500			4,500	248,850																												
EXTRA FEATURES					462392 SR 200, YULEE										BLD DATE							LGL DATE		05/06/2025					DC					
															XF DATE							LAND DATE												
															INC DATE		05/06/2025					AG DATE												
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																

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REVIEW DATE 08/13/2024 BY KW Total Acres: 5.27 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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