PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

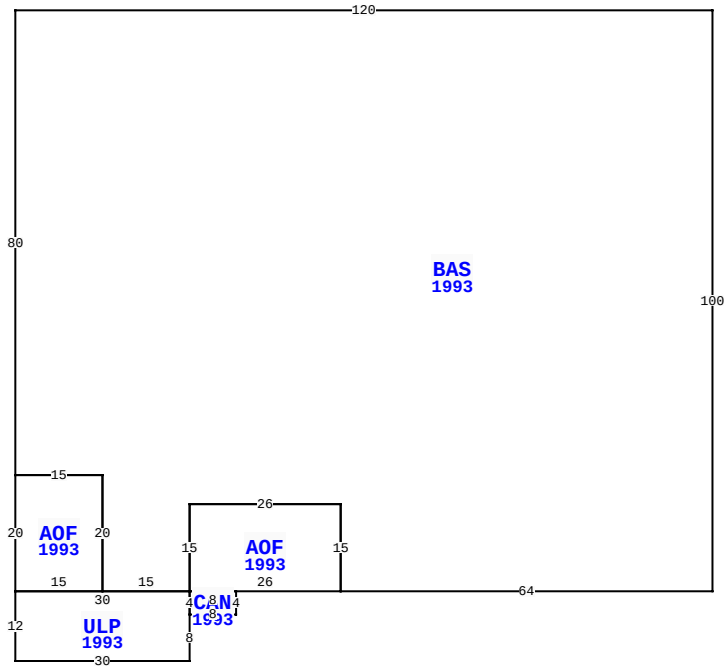
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		28 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	1993	555	14,741
AOF	390	185	1993	722	19,177
BAS	11,310	100	1993	11,310	300,394
CAN	32	30	1993	10	266
ULP	360	30	1993	108	2,869
TOTALS	12,392			12,705	337,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	12,705	116.1090	53.12	674,890	1987	1987	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 12000 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121551	AC	4,500	07/31/2012
B983959	OTHER	1,500	07/01/1998
B904032	N/A	40,000	12/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W120 S80 AOF=[YR=1993] S20 ULP=[YR=1993] S12E30N8CAN=[YR=1993] E8N4W8 S4$N4W30$E15N20W15$E15S20E15 AOF=[YR=1993] E26N15W26S15$N15E26S15 E64N100$.

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	1243	WD DECK F	0	0	0	0	33.00	SF	8.00	8.00	100	1987	1987	3	20	53	
2	0810	CONCRETE A	0	0	0	0	394.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,268	
3	0430	CL FNC 6B	0	0	0	0	353.00	LF	9.70	9.70	100	1987	1987	3	23	788	
4	0803	ASPHALT C	0	0	0	0	13,995.00	SF	2.00	2.00	100	1987	1987	3	50	13,995	
5	0351	CARPORT MT	0	0	24	25	600.00	SF	6.60	6.60	100	2000	2000	3	20	792	
6	0351	CARPORT MT	0	0	24	25	600.00	SF	6.60	6.60	100	2000	2000	3	20	792	
7	0424	CL FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2001	2001	3	52	208	
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1987	1987	3	23	81	
9	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	1987	1987	3	23	276	
10	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1987	1987	3	23	161	

TOTAL OB/XF 18,414

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	004800	C	WAREHOUSE	0		I-1	0.00	0.00	92,347.00	SF		1.00	1.00	1.00	4.00	4.00	369,388							

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		27 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

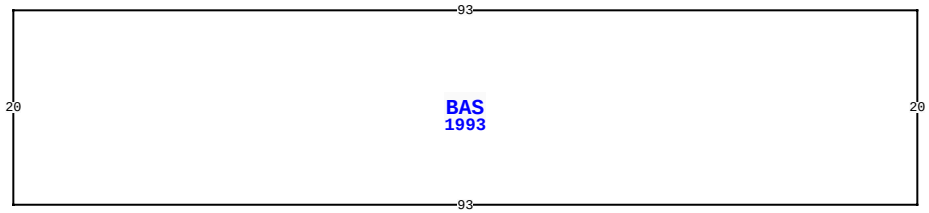
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1993	1,860	30,732
TOTALS	1,860			1,860	30,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,860	78.8256	30.74	57,176	1987	1987	0	0	0	46.25	53.75

2 MINI WAREH – 0% - 0 Heated Area: 1860 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE		
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025	DC
INC DATE	05/06/2025	DC	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W93 S20 E93 N20$.

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
11	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1987	1987	3	23	81	
12	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1987	1987	3	24	108	
13	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1987	1987	3	24	216	
14	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1987	1987	3	24	216	
15	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1987	1987	3	24	216	
16	6001	ROLLUP DR	0	0	10	10	4.00	UT	400.00	400.00	100	1987	1987	3	20	320	
17	6001	ROLLUP DR	0	0	10	14	2.00	UT	400.00	400.00	100	1987	1987	3	20	160	
18	0098	AWNING MTL	0	0	12	1	12.00	SF	13.00	13.00	100	2003	2003	3	20	31	
19	0098	AWNING MTL	0	0	12	3	3.00	SF	13.00	13.00	100	2003	2003	3	20	8	
20	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1987	1987	3	20	240	

TOTAL OB/XF 1,596

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 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

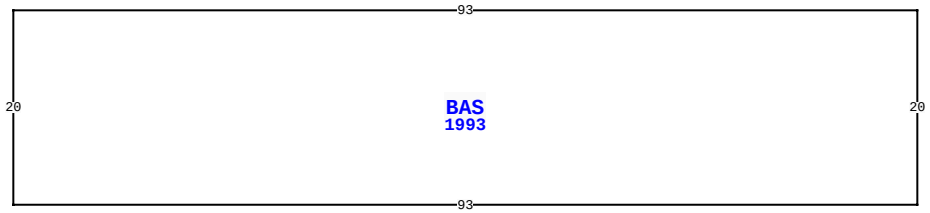
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1993	1,860	30,732
TOTALS	1,860			1,860	30,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	1,860	78.8256	30.74	57,176	1987	1987	0	0	0	46.25	53.75

3 MINI WAREH – 0% - 0 Heated Area: 1860 HX Base Yr



VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	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

BUILDING DIMENSIONS

BAS=[YR=1993] W93 S20 E93 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		19 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

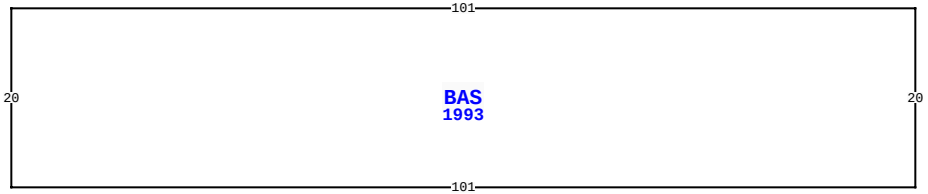
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	33,376
TOTALS	2,020			2,020	33,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,020	78.8256	30.74	62,095	1987	1987	0	0	0	46.25	53.75

4 MINI WAREH – 0% - 0 Heated Area: 2020 HX Base Yr



VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W101S20 E101N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
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PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		24 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

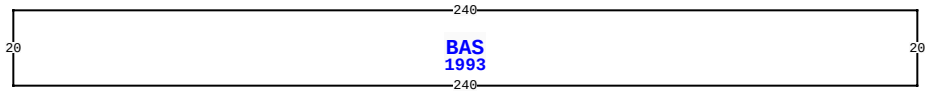
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	1993	4,800	77,426
TOTALS	4,800			4,800	77,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,800	76.9451	30.01	144,048	1987	1987	0	0	0	46.25	53.75

5 MINI WAREH – 0% - 0 Heated Area: 4800 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W240 S20 E240 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		18 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

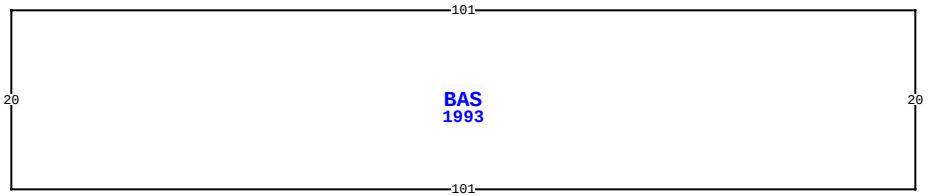
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	33,376
TOTALS	2,020			2,020	33,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,020	78.8256	30.74	62,095	1987	1987	0	0	0	46.25	53.75

6 MINI WAREH – 0% - 0 Heated Area: 2020 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W101 S20 E101 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

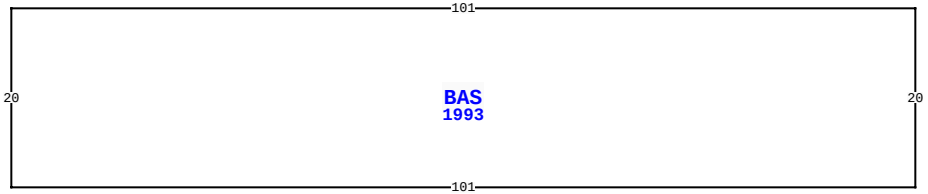
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	33,170
TOTALS	2,020			2,020	33,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,020	78.3233	30.55	61,711	1987	1987	0	0	0	46.25	53.75

7 MINI WAREH – 0% - 0 Heated Area: 2020 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W101 S20 E101 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

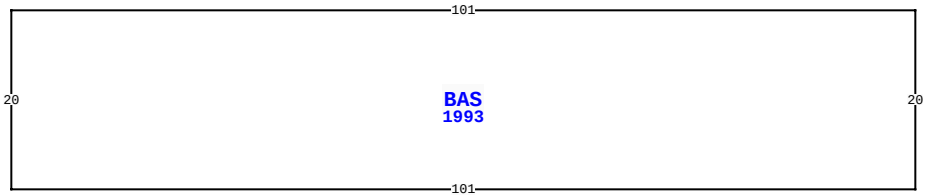
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	33,213
TOTALS	2,020			2,020	33,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,020	78.4392	30.59	61,792	1987	1987	0	0	0	46.25	53.75

8 MINI WAREH – 0% - 0 Heated Area: 2020 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025 DC
INC DATE	05/06/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W101S20 E101N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		30 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

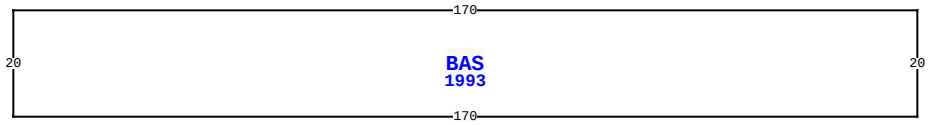
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,400	100	1993	3,400	55,647
TOTALS	3,400			3,400	55,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,400	78.0749	30.45	103,530	1987	1987	0	0	0	46.25	53.75

9 MINI WAREH – 0% - 0 Heated Area: 3400 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE		
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025	DC
INC DATE	05/06/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W170 S20 E170 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E IN OR 643/838 &
PT CL RD IN OR 2767/420

FIRST COAST MOVING & STORAGE COMPANY/
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

2025

06-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		20 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

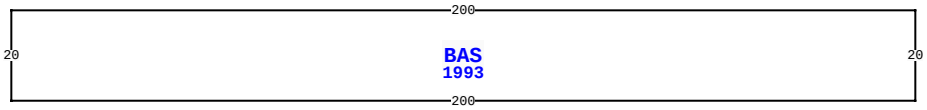
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	1993	4,000	65,145
TOTALS	4,000			4,000	65,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,000	77.6922	30.30	121,200	1987	1987	0	0	0	46.25	53.75

10 MINI WAREH – 0% - 0 Heated Area: 4000 HX Base Yr



3428 CESSNA LN, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE		
XF DATE	03/07/2019	KK	LAND DATE	03/05/2025	DC
INC DATE	05/06/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,406,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,406,021
SOH/AGL Deduction	1,429,269
ASSESSED VALUE	976,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,752
TOTAL JUST VALUE	2,406,021
NCON VALUE	0
INCOME VALUE	2,406,021
PREVIOUS YEAR MKT VALUE	939,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0838	12/09/1991	WD	U	I	14	425,000
GRANTOR: FORTUNE SAVS BANK						
GRANTEE: 1ST COAST MVG & STG						
0641/0259	11/14/1991	CT	U	I	14	425,000
GRANTOR: BUCCANEER MOV & STG						
GRANTEE: FORTUNE SAVS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W200 S20 E200 N20$.

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

REVIEW DATE 03/07/2019 BY KK Total Acres: 2.12 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS