PT SEC 25-2N-28E
IN OR 1500/1449 & OR 1515/1001
ESMT OR 1500/1449

AMELIA STOW-A-WAY LLC
3340 SE FEDERAL HWY #286
STUART, FL 34997

2025

25-2N-28-0000-0002-0600

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

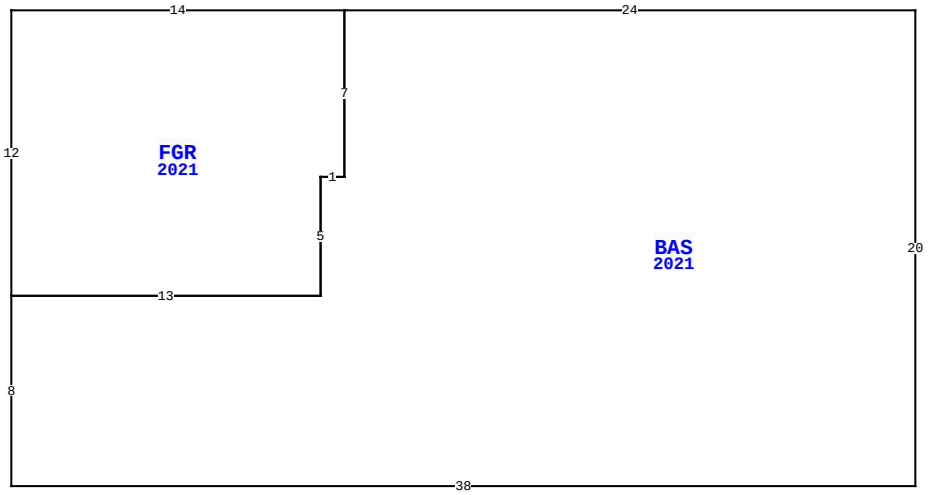
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	597	100	2021	597	96,497
FGR	163	60	2021	98	15,840
TOTALS	760			695	112,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	695	116.2035	163.27	113,473	2021	2021	0	0	0	1.00	99.00

1 OFFICE – 0% - 0 Heated Area: 597 HX Base Yr



BLD DATE	07/07/2022	KK	LGL DATE
XF DATE			LAND DATE 04/25/2025 DC
INC DATE	05/07/2025	DC	AG DATE

96280 DAVID HALLMAN PKWY, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	5,037,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,037,081
SOH/AGL Deduction	2,552,730
ASSESSED VALUE	2,484,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,484,351
TOTAL JUST VALUE	5,037,081
NCON VALUE	0
INCOME VALUE	5,037,081
PREVIOUS YEAR MKT VALUE	2,285,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007069	NEW CONSTR	7,544	05/06/2022
21000432	NEW CONSTR	67,340	03/11/2021
17011464	NEW CONSTR	318,600	12/27/2017
17003652	NEW CONSTR	347,000	04/25/2017
B19959	XFOB	0	01/01/2007
B19961	XFOB	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1957	7/06/2006	WD	Q	V	02	525,000
GRANTOR: DAVIS PAUL EDWARD						
GRANTEE: AMELIA STOW-A-WAY L						
1425/1775	7/06/2006	WD	Q	V		960,000
GRANTOR: OK IN INC						
GRANTEE: DAVIS PAUL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FGR=[YR=2021] W14 S12 E13 N5 E1 N7$ S7 W1 S5 W13 S8 E38 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
1	0803	ASPHALT C	0	0	0	0	48,926.00	SF	2.00	2.00	100	2007	2007	3	58	56,754	
2	0400	CONC CURB	0	0	0	0	502.00	LF	15.00	15.00	100	2007	2007	3	90	6,777	
3	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	2007	2007	3	100	1,400	
4	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2007	2007	3	100	1,000	
5	0424	CL FNC 6'	0	0	0	0	3,122.00	LF	20.00	20.00	100	2007	2007	3	69	43,084	
6	0424	CL FNC 6'	0	0	0	0	715.00	LF	20.00	20.00	100	2007	2007	3	69	9,867	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
8	0963	FIRE HYDR	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	6,000	
9	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2008	2008	3	100	600	
10	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	31	1,085	

TOTAL OB/XF 126,774

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	0006	PUD	0.00	0.00	468,700.00	SF		1.00	1.00	1.00	5.00	5.00	2,343,500							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	3.84	AC		1.00	1.00	1.00	500.00	500.00	1,920							

REVIEW DATE 07/07/2022 BY KK Total Acres: 14.60 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 25-2N-28E
IN OR 1500/1449 & OR 1515/1001
ESMT OR 1500/1449

AMELIA STOW-A-WAY LLC
3340 SE FEDERAL HWY #286
STUART, FL 34997

2025

25-2N-28-0000-0002-0600

BUILDING CHARACTERISTICS

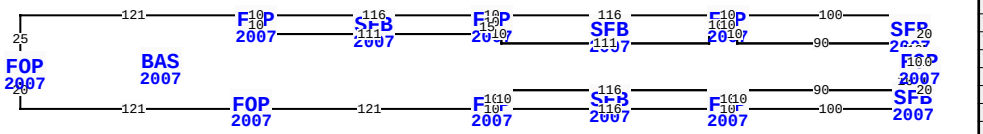
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		192 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,140	100	2007	17,140	564,611
FOP	25	50	2007	12	395
FOP	25	50	2007	12	395
FOP	50	50	2007	25	824
FOP	50	50	2007	25	824
FOP	50	50	2007	25	824
FOP	50	50	2007	25	824
FOP	50	50	2007	25	824
FOP	50	50	2007	25	824
SFB	1,100	80	2007	880	28,988
TOTALS	24,150			22,642	745,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	22,642	107.2512	41.83	947,115	2007	2007	0	0	0	21.25	78.75

2 MINI WAREH – 0% - 0 Heated Area: 22468 HX Base Yr


FOP 2007
BAS 2007
FOP 2007
SFB 2007
SFB 2007
SFB

PT SEC 25-2N-28E
IN OR 1500/1449 & OR 1515/1001
ESMT OR 1500/1449

AMELIA STOW-A-WAY LLC
3340 SE FEDERAL HWY #286
STUART, FL 34997

2025

25-2N-28-0000-0002-0600

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
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		118 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

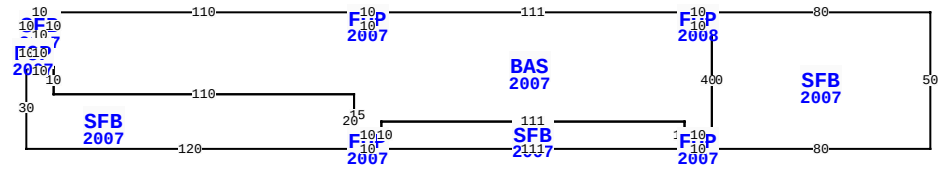
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,590	100	2007	8,590	285,940
FOP	50	50	2007	25	832
FOP	50	50	2007	25	832
FOP	50	50	2007	25	832
FOP	50	50	2007	25	832
FOP	50	50	2008	25	832
SFB	100	80	2007	80	2,663
SFB	1,110	80	2007	888	29,560
SFB	2,500	80	2007	2,000	66,575
SFB	4,000	80	2007	3,200	106,520
TOTALS	16,550			14,883	495,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	14,883	108.3802	42.27	629,104	2007	2007	0	0	0	21.25	78.75

3 MINI WAREH – 0% - 0 Heated Area: 14758 HX Base Yr



96280 DAVID HALLMAN PKWY, YULEE

BLD DATE	07/07/2022	KK	LGL DATE	
XF DATE			LAND DATE	04/25/2025 DC
INC DATE	05/07/2025	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	5,037,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,037,081
SOH/AGL Deduction	2,552,730
ASSESSED VALUE	2,484,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,484,351
TOTAL JUST VALUE	5,037,081
NCON VALUE	0
INCOME VALUE	5,037,081
PREVIOUS YEAR MKT VALUE	2,285,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1957	7/06/2006	WD	Q	V	02	525,000
GRANTOR: DAVIS PAUL EDWARD						
GRANTEE: AMELIA STOW-A-WAY L						
1425/1775	7/06/2006	WD	Q	V		960,000
GRANTOR: OK IN INC						
GRANTEE: DAVIS PAUL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2007] W80 FOP=[YR=2008] W10 BAS=[YR=2007] W111 FOP=[YR=2007] W10S5E10 N5$ S5W10N5W110 SFB=[YR=2007] W10S10 FOP=[YR=2007] S10 SFB=[YR=2007] S30E120 FOP=[YR=2007] E10 SFB=[YR=2007] E111 FOP=[YR=2007] E10N5W10S5$ N10W111S10 $ N5W10S5$ N20W110N10W10$ E5 N10W5$ E10N10$ S10W5S10E5S10 E110S15E10N5E111S5E10N40W10N5$ S5E10N5$ S50E80N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/07/2022 BY KK Total Acres: 14.60 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 25-2N-28E
IN OR 1500/1449 & OR 1515/1001
ESMT OR 1500/1449

AMELIA STOW-A-WAY LLC
3340 SE FEDERAL HWY #286
STUART, FL 34997

2025

25-2N-28-0000-0002-0600

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	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		44 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

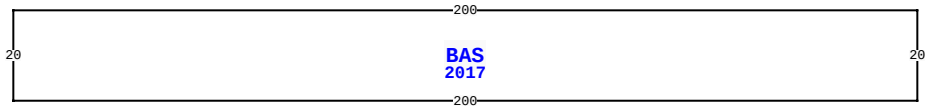
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	2017	4,000	111,398
TOTALS	4,000			4,000	111,398

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	78.2496	30.52	122,080	2017	2017	0	0	0	8.75	91.25

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



BLD DATE	07/07/2022	KK	LGL DATE		
XF DATE			LAND DATE	04/25/2025	DC
INC DATE	05/07/2025	DC	AG DATE		

96280 DAVID HALLMAN PKWY, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	5,037,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,037,081
SOH/AGL Deduction	2,552,730
ASSESSED VALUE	2,484,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,484,351
TOTAL JUST VALUE	5,037,081
NCON VALUE	0
INCOME VALUE	5,037,081
PREVIOUS YEAR MKT VALUE	2,285,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1957	7/06/2006	WD	Q	V	02	525,000
GRANTOR: DAVIS PAUL EDWARD						
GRANTEE: AMELIA STOW-A-WAY L						
1425/1775	7/06/2006	WD	Q	V		960,000
GRANTOR: OK IN INC						
GRANTEE: DAVIS PAUL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W200 S20 E200 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/07/2022 BY KK Total Acres: 14.60 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 25-2N-28E
IN OR 1500/1449 & OR 1515/1001
ESMT OR 1500/1449

AMELIA STOW-A-WAY LLC
3340 SE FEDERAL HWY #286
STUART, FL 34997

2025

25-2N-28-0000-0002-0600

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	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		34 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

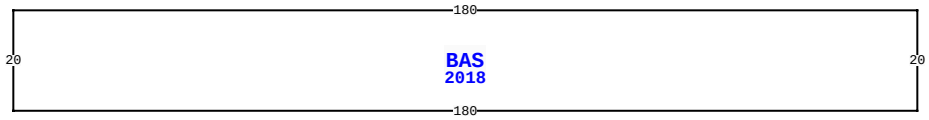
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	2018	3,600	101,632
TOTALS	3,600			3,600	101,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,600	78.2496	30.52	109,872	2018	2018	0	0	0	7.50	92.50

5 MINI WAREH – 0% - 0 Heated Area: 3600 HX Base Yr



96280 DAVID HALLMAN PKWY, YULEE

BLD DATE	07/07/2022	KK	LGL DATE
XF DATE			LAND DATE 04/25/2025 DC
INC DATE	05/07/2025	DC	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	5,037,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,037,081
SOH/AGL Deduction	2,552,730
ASSESSED VALUE	2,484,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,484,351
TOTAL JUST VALUE	5,037,081
NCON VALUE	0
INCOME VALUE	5,037,081
PREVIOUS YEAR MKT VALUE	2,285,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/1957	7/06/2006	WD	Q	V	02	525,000
GRANTOR: DAVIS PAUL EDWARD						
GRANTEE: AMELIA STOW-A-WAY L						
1425/1775	7/06/2006	WD	Q	V		960,000
GRANTOR: OK IN INC						
GRANTEE: DAVIS PAUL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W180 S20 E180 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/07/2022 BY KK Total Acres: 14.60 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS