PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		8 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

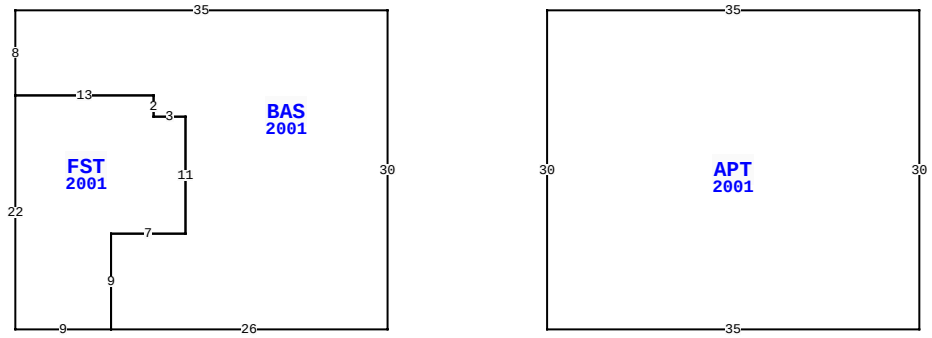
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,050	100	2001	1,050	122,252
BAS	767	100	2001	767	89,302
FST	283	50	2001	142	16,533
TOTALS	2,100			1,959	228,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,959	104.8950	147.38	288,717	2001	2001	0	0	0	21.00	79.00

1 OFFICE – 0% - 0 Heated Area: 1817 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008028	REMODEL - BLDG NH	58,342	05/24/2022
22008029	REMODEL - BLDG NB	46,532	05/24/2022
E1427308	RENT-A-CENTER	0	02/01/2014
E1427199	RENT-A-CENTER	0	01/01/2014
M1419171	RENT-A-CENTER	0	01/01/2014
B1328101	RENT-A-CENTER	0	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

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
1	4950	BOLLARD	0	0	0	0	99.00	UT	100.00	100.00	100	2001	2001	3	100	9,900	
2	0803	ASPHALT C	0	0	0	0	108,668.00	SF	2.00	2.00	100	2001	2001	3	50	108,668	
3	0812	CONCRETE C	0	0	0	0	7,389.00	SF	4.00	4.00	100	2001	2001	3	79	23,349	
4	0400	CONC CURB	0	0	0	0	2,009.00	LF	15.00	15.00	100	2001	2001	3	84	25,313	
5	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2001	2001	3	20	875	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	330.00	330.00	100	2001	2001	3	52	172	
7	0462	ST/AL FNC	0	0	0	0	108.00	SF	10.00	10.00	100	2001	2001	3	28	302	
8	0424	CL FNC 6'	0	0	0	0	2,000.00	LF	20.00	20.00	100	2001	2001	3	52	20,800	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
12	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	8,349	

TOTAL OB/XF 198,040

BUILDING DIMENSIONS

BAS=[YR=2001] W35 S8 FST=[YR=2001] S22E9
N9E7N11W3N2W13$E13S2E3S11W7S9 E26 N30 $ PTR= E15
APT=[YR=2001] E35 S30 W35 N30 $ W15 $.

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	0004	PUD	0.00	0.00	242,200.00	SF		1.00	1.00	1.00	10.00	10.00	2,422,000							
2	009630	C	SWAMP	0	0004	PUD	0.00	0.00	1.27	AC		1.00	1.00	1.00	500.00	500.00	635							
3	009602	C	RETENTION PO	0	0004	PUD	0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

REVIEW DATE 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		8 100
RMS		39 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

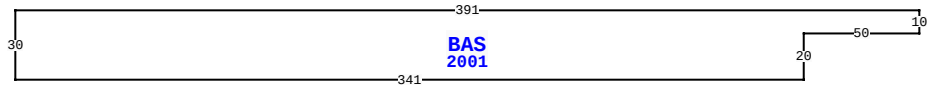
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,730	100	2001	10,730	299,230
TOTALS	10,730			10,730	299,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	10,730	100.3558	39.14	419,972	2001	2001	0	0	0	28.75	71.25

2 MINI WAREH – 0% - 0 Heated Area: 10730 HX Base Yr



VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24834	CO ISSUED	0	08/12/2011
M16420	H/AC	400	08/01/2011
E23627	ELEC OTHER	0	07/01/2011
B24834	REMODEL	22,000	06/01/2011
P14842	NEW CONSTR	0	06/01/2011
E23429	ELEC OTHER	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

464017 SR 200, YULEE

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
13	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2002	2002	3	55	1,650	
14	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2001	2001	3	84	84	
15	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	100	1,500	
17	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2005	2005	3	40	390	
18	0803	ASPHALT C	0	0	0	0	45,769.00	SF	2.00	2.00	100	2024	2023		90	82,384	
19	0400	CONC CURB	0	0	0	0	430.00	LF	15.00	15.00	100	2024	2023		100	6,450	
20	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2025	2024		100	12,650	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W391 S30 E341 N20 E50 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 105,108

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		8 100
RMS		71 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

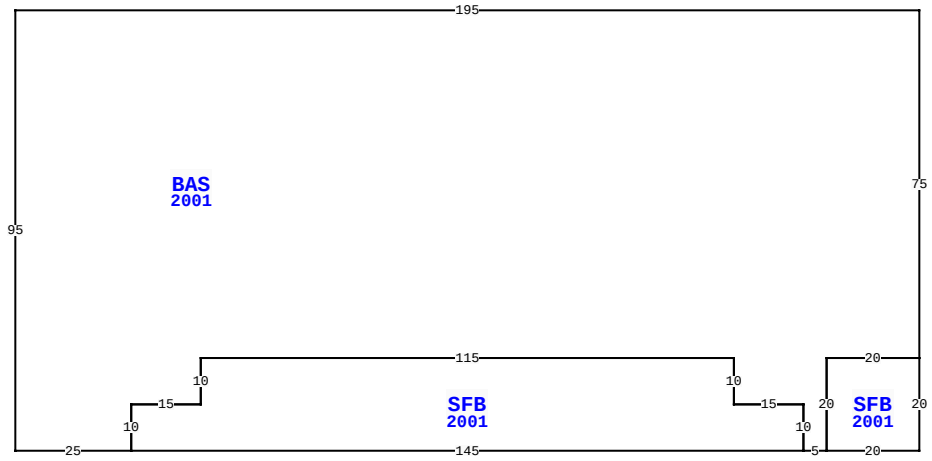
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,525	100	2001	15,525	449,984
SFB	400	80	2001	320	9,275
SFB	2,600	80	2001	2,080	60,287
TOTALS	18,525			17,925	519,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	17,925	104.3060	40.68	729,189	2001	2001	0	0	0	28.75	71.25

3 MINI WAREH – 0% - 0 Heated Area: 17925 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE	
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22394	CO ISSUED	0	08/10/2009
M14526	MECH OTHER	0	05/01/2009
B22394	REMODEL	54,000	04/01/2009
E21260	ELEC OTHER	500	09/01/2008
E21018	ELEC OTHER	2,000	07/01/2008
M14010	MECH OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC
GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W195 S95 E25 SFB=[YR=2001] E145 N10 W15 N10W115S10W15S10$ N10E15N10E115S10E15S10E5 SFB=[YR=2001] E20N20W20S20$N20E20N75 $.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		8 100
RMS		113 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

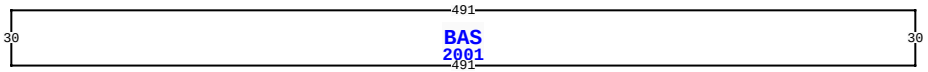
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,730	100	2001	14,730	404,273
TOTALS	14,730			14,730	404,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	14,730	98.7808	38.52	567,400	2001	2001	0	0	0	28.75	71.25

4 MINI WAREH – 0% - 0 Heated Area: 14730 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE	
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21546	CO ISSUED	0	06/01/2008
M13929	WALK-IN COOLER	600	06/01/2008
B21546	BUILDOUT	5,000	06/01/2008
P13284	BUILDOUT	0	06/01/2008
P13298	OTHER	0	06/01/2008
B21556	NEW CONSTR	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W491 S30 E491 N30 $.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		8 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

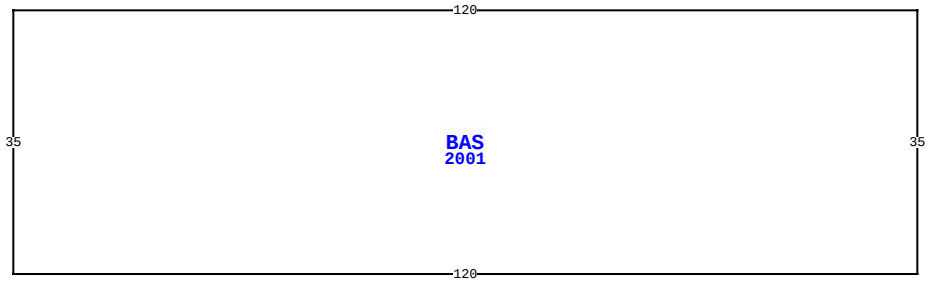
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,200	100	2001	4,200	122,992
TOTALS	4,200			4,200	122,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	4,200	105.3744	41.10	172,620	2001	2001	0	0	0	28.75	71.25

5 MINI WAREH – 0% - 0 Heated Area: 4200 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21556	CO ISSUED	0	01/01/2008
M0509724	H/AC	0	05/01/2005
P0509395	OTHER	0	05/01/2005
E14857	ELEC OTHER	5,000	04/01/2005
B14971	REMODEL	30,000	04/01/2005
B0412659	REMODEL	50,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W120 S35 E120 N35 $.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		8 100
RMS		147 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

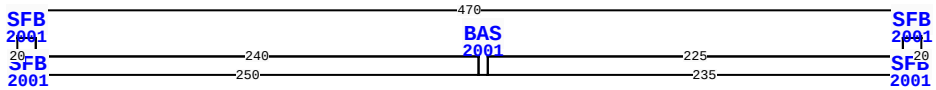
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,900	100	2001	11,900	346,781
SFB	100	80	2001	80	2,331
SFB	100	80	2001	80	2,331
SFB	2,450	80	2001	1,960	57,117
SFB	2,600	80	2001	2,080	60,614
TOTALS	17,150			16,100	469,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	16,100	104.8678	40.90	658,490	2001	2001	0	0	0	28.75	71.25

6 MINI WAREH – 0% - 0 Heated Area: 16100 HX Base Yr



BLD DATE	09/30/2024	KW	LGL DATE
XF DATE	09/30/2024	KW	LAND DATE 04/25/2025 DC
INC DATE	05/05/2025	DC	AG DATE

464017 SR 200, YULEE

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210401	REMODEL	12,800	01/01/2003
B0210114	NEW CONSTR	19,000	08/01/2002
M015284	H/AC	0	08/01/2001
B0108332	NEW CONSTR	105,000	06/01/2001
B0108333	NEW CONSTR	307,500	06/01/2001
B0108334	NEW CONSTR	267,500	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2001] W10 BAS=[YR=2001] W470 SFB=[YR=2001] W10S10E10N10$S10W10S5 SFB=[YR=2001] S20E250N10W240N10W10$ E10S10E240S10E5N10E225N10E10 SFB=[YR=2001] W10S10W225S10E235N20$ N5W10N10$S10E10N10$.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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		8 100
RMS		170 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

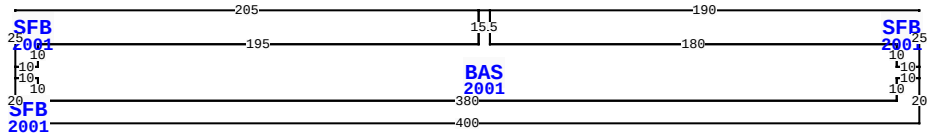
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,675	100	2001	9,675	281,942
SFB	2,950	80	2001	2,360	68,773
SFB	3,175	80	2001	2,540	74,019
SFB	4,200	80	2001	3,360	97,915
TOTALS	20,000			17,935	522,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	17,935	104.8678	40.90	733,542	2001	2001	0	0	0	28.75	71.25

7 MINI WAREH – 0% - 0 Heated Area: 17935 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 7 of 10 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108335	NEW CONSTR	463,125	06/01/2001
B0108336	NEW CONSTR	428,750	06/01/2001
B0108337	NEW CONSTR	512,500	06/01/2001
B0108338	NEW CONSTR	367,500	06/01/2001
B0108339	NEW CONSTR	100,800	06/01/2001
B018261	NEW CONSTR	470,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

464017 SR 200, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2001] W190 BAS=[YR=2001] W5 SFB=[YR=2001] W205S25E10N10E195N15$ S15W195S10W10S5 SFB=[YR=2001] S20 E400N20W10S10W380N10W10$E10S10 E380N10E10N5W10N10W180N15$S15 E180S10E10N25$.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

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	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		46 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

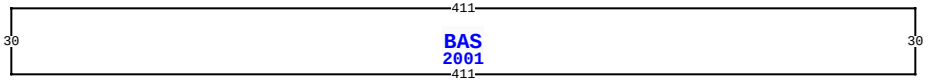
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,330	100	2001	12,330	348,067
TOTALS	12,330			12,330	348,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	12,330	101.5893	39.62	488,515	2001	2001	0	0	0	28.75	71.25

8 MINI WAREH – 0% - 0 Heated Area: 12330 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018262	NEW CONSTR	403,125	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W411 S30 E411 N30 $.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
(EX OR 2478/1096)

BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 80
Roof Cover	08	CLAY TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		33 100
Frame	05	STEEL 100
Story Height		16 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

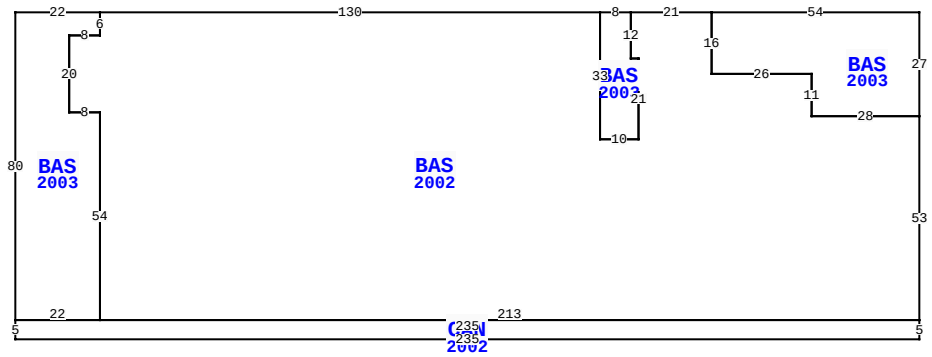
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,722	100	2002	15,722	1,907,657
BAS	306	100	2003	306	37,129
BAS	1,172	100	2003	1,172	142,206
BAS	1,600	100	2003	1,600	194,139
CAN	1,175	30	2002	352	42,710
TOTALS	19,975			19,152	2,323,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	19,152	148.8635	155.56	2,979,285	2002	2002	0	0	0	22.00	78.00

9 NBHD SHOP – 0% - 0 Heated Area: 18800 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE	
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W54 BAS=[YR=2002] W21 BAS=[YR=2003] W8 S33 E10 N21 W2 N12 $ S12 E2 S21 W10 N33 W130 BAS=[YR=2003] W22 S80 CAN=[YR=2002] S5 E235 N5 W235$ E22 N54 W8 N20 E8 N6$ S6 W8 S20 E8 S54 E213 N53 W28 N11 W26 N16$ S16 E26 S11 E28 N27$.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF SEC 25-2N-28E
IN OR 898/293
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BEEMER & ASSOCIATES XI LC/
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

25-2N-28-0000-0002-0640

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 80
Roof Cover	08	CLAY TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		16 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

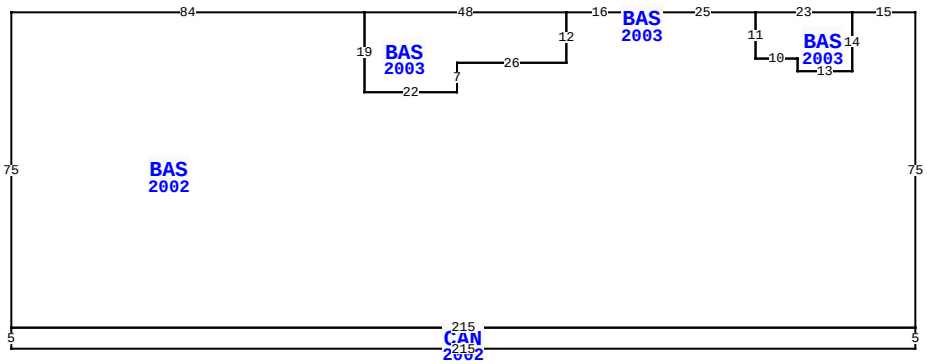
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,091	100	2002	15,091	1,717,974
BAS	12	100	2003	12	1,366
BAS	292	100	2003	292	33,241
BAS	730	100	2003	730	83,104
CAN	1,075	30	2002	322	36,657
TOTALS	17,200			16,447	1,872,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	16,447	139.6682	145.95	2,400,440	2002	2002	0	0	0	22.00	78.00

10 NBHD SHOP – 0% - 0 Heated Area: 16125 HX Base Yr



464017 SR 200, YULEE

BLD DATE	09/30/2024	KW	LGL DATE		
XF DATE	09/30/2024	KW	LAND DATE	04/25/2025	DC
INC DATE	05/05/2025	DC	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 10 of 10 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,789,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,789,507
SOH/AGL Deduction	6,081,752
ASSESSED VALUE	5,707,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,707,755
TOTAL JUST VALUE	11,789,507
NCON VALUE	0
INCOME VALUE	11,789,507
PREVIOUS YEAR MKT VALUE	7,404,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0898/0293	9/02/1999	WD	Q	V		293,200

GRANTOR: RAYLAND COMPANY INC

GRANTEE: BEEMER & ASSOCIATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 BAS=[YR=2003] W23 S11 E10 S3 E13 N14$ S14 W13 N3 W10 N11 W25 BAS=[YR=2003] W4 S3 E4 N3$ S3 W4 N3 W16 BAS=[YR=2003] W48 S19 E22 N7 E26 N12$ S12 W26 S7 W22 N19 W84 S75 CAN=[YR=2002] S5 E215 N5 W215$ E215 N75$.

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 09/30/2024 BY KW Total Acres: 2.77 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS