

**TURNER ACE HARDWARE FERNANDINA LLC/
5827 ARLINGTON RD
JACKSONVILLE, FL 32211**

00-00-30-044B-0095-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY									
Exterior Wall 17 CB STUCCO 60										1101 04 29,398 101.9981 150.96 4,437,922 2001 2010 0 35 11.00 54.00										STANDARD									
Exterior Wall 15 CONC BLOCK 40										1 RETAILSTOR 0% - 2026 Heated Area: 21921 HX Base Yr										Tax Group: 8 Tax Dist:									
Roof Structur 10 STEEL FRME 100										S1 BAL 2026 14 2014										BUILDING MARKET VALUE 2,396,478									
Roof Cover 12 MODULAR MT 100										S2 BAL 2026 23 2014										TOTAL MARKET OB/XF VALUE 444,036									
Interior Wall 05 DRYWALL 60										F1 ST 2026 18 2026										TOTAL LAND VALUE - MARKET 1,598,610									
Interior Wall 06 CUST PANEL 40										UUS 2014 60 71										TOTAL MARKET VALUE 4,439,124									
Interior Floor 03 CONC FINSH 100										F11 T 2026 11 2026										SOH/AGL Deduction 0									
Ceiling 01 FIN.SUSPD 100																				ASSESSED VALUE 4,439,124									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 4,439,124									
Fixtures 13 100																				TOTAL JUST VALUE 4,439,124									
Frame 03 MASONRY 100																				NCON VALUE 1,143,613									
Story Height 23 100																				INCOME VALUE									
RMS 7 100																				PREVIOUS YEAR MKT VALUE 2,832,522									
Stories 2. 2. 100																				ALSO SEE PRCLS: 00-00-30-044B-0096-0040 (VAC) & 00									
Units 0 100																				TURNER ACE HARDWARE STORE									
Occupancy 00 OWNER OCC 100																				OFFICE & STOCK ROOM UPSTAIRS									
Quality 02 Quality Level 02																													
DOR CODE 1100 STORES, 1 STORY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
AOF 280 100 2001 280 22,825																													
BAL 16 15 2014 2 163																													
BAL 48 15 2014 7 571																													
BAL 64 15 2026 10 815																													
BAS 8,013 100 2001 8,013 653,207																													
BAS 352 100 2002 352 28,695																													
BAS 2,658 100 2010 2,658 216,676																													
BAS 3,518 100 2014 3,518 286,782																													
BAS 7,100 100 2026 7,100 578,781																													
CAN 120 30 2002 36 2,935																													
TOTALS 40,449 29,398 2,396,478																													
EXTRA FEATURES										2990 S 8TH ST, FERNANDINA BEACH																			
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																													
1 0400 CONC CURB 0 0 0 0 406.00 LF 15.00 15.00 100 2001 2001 3 83 5,055																													
2 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2001 2001 3 48 144																													
3 0422 CL FNC 4' 0 0 0 0 138.00 LF 15.00 15.00 100 2001 2001 3 48 994																													
4 0803 ASPHALT C 0 0 0 0 35,626.00 SF 2.00 2.00 100 2001 2001 3 50 35,626																													
5 0972 ST LGHT UN 0 0 0 0 6.00 UT 2,530.00 2,530.00 100 2001 2001 3 48 7,286																													
6 0975 ST LT/ARM 0 0 0 0 6.00 UT 500.00 500.00 100 2001 2001 3 48 1,440																													
7 0968 STAIRS 0 0 0 0 1.00 SF 2,000.00 2,000.00 100 2001 2001 3 100 2,000																													
8 0097 AWNING CN 0 0 0 0 106.00 SF 65.00 65.00 100 2010 2010 3 52 3,583																													
9 0810 CONCRETE A 0 0 0 0 32.00 SF 6.50 6.50 100 2010 2010 3 89 185																													
10 0920 CWALL-WD/M 0 0 0 0 260.00 LF 390.00 390.00 100 2001 2001 3 20 20,280																													
LAND DESCRIPTION										TOTAL OB/XF 76,593																			
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																													
1 001100 C STORE 1FLR 0 0004 CI 222.00 200.00 106,574.00 SF 1.00 1.00 1.00 15.00 15.00 1,598,610																													
REVIEW DATE 01/02/2026 BY KW Total Acres: 0.00 Total Land Value: 1,598,610 Market: 0 Agricultural: 0 Common: 1,598,610 PRINTED 07/09/2026 BY SYS																													

[illegible]

[illegible]

[illegible]