

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

2026

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		17 100

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	122,077
BAS	994	100	2024	994	151,680
BAS	994	100	2024	994	151,680
BAS	994	100	2024	994	151,680
BAS	994	100	2024	994	151,680
BAS	1,194	100	2024	1,194	182,200
BAS	1,194	100	2024	1,194	182,200
CAN	18	30	2025	5	763
CAN	24	30	2025	7	1,068
CAN	45	30	2025	14	2,136
TOTALS	8,584			7,776	186,585

** This building has 17 Sub-Areas

462392 SR 200, YULEE

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	74,734.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	1,240.00	LF	15.00
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00
4	0410	ELEVATOR	0	0	0	0	2.00	UT	45,000.00
5	0966	FIRE SPRNK	0	0	0	0	90,000.00	SF	3.00

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		NORM	% COND
1602	04	7,776	140.2800	155.71	1,210,801	2023	2023	0	0	0	2.00	98.00
1 NBHD SHOP 0% - 2024 Heated Area: 7164 HX Base Yr												
462392 SR 200, YULEE												
BLD DATE 05/13/2026 LGL DATE 05/06/2025												
XF DATE 05/13/2026 LAND DATE 05/06/2025												
INC DATE 05/13/2026 AG DATE 05/06/2025												

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	0812	CONCRETE C	0	0	0	0	74,734.00	SF	4.00	4.00	100	2024	2023		99	295,947	
2	0400	CONC CURB	0	0	0	0	1,240.00	LF	15.00	15.00	100	2024	2023		99	18,414	
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2024	2023		98	22,315	
4	0410	ELEVATOR	0	0	0	0	2.00	UT	45,000.00	45,000.00	100	2026	2023		100	90,000	
5	0966	FIRE SPRNK	0	0	0	0	90,000.00	SF	3.00	3.00	100	2026	2023		99	267,300	

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					10,868,547				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					10,868,547				
SOH/AGL Deduction					140,073				
ASSESSED VALUE					10,728,474				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					10,728,474				
TOTAL JUST VALUE					10,868,547				
NCON VALUE					0				
INCOME VALUE					10868547				
PREVIOUS YEAR MKT VALUE					9,458,550				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002932	R/R COM - DIVIDE	15,000	03/19/2026
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

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2345/0499	3/05/2020	SW	Q	V	01	1,500,000	
GRANTOR: GARRETT FLOYD L & AVA							
GRANTEE: JHE HOLDINGS II LLC							
1427/1012	7/12/2006	QC	Q	V	01	100	
GRANTOR: GARRETT ENTERPRISES							
GRANTEE: GARRETT FLOYD L & A							

BUILDING NOTES									
BUILDING DIMENSIONS									
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 \$									

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENT CD
Exterior Wall 17 CB STUCCO 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
Fixtures Frame Stories Units
6 100
STEEL 100
3. 100
600 100

CONSTRUCTION
CD
MINI STORAGE
MKT AREA 05
NEIGHBORHOOD/LOC 4001.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 30,000 100 2024 30,000 2,470,188
FUS 30,000 100 2024 30,000 2,470,188
FUS 30,000 100 2024 30,000 2,470,188
TOTALS 90,000 90,000 7,410,564

MARKET ADJUSTMENTS

TOTAL OB/XF 0

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
4814 06 90,000 126.3500 84.02 7,561,800 2023 2023 0 0 2.00 98.00
3 MINI MULTI 0% - 2024 Heated Area: 90000 HX Base Yr
BAS 2024 FUS 2024 FUS 2024

NASSAU COUNTY PROPERTY

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VALUATION BY DIRECT_CAP
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 10,868,547
TOTAL MARKET OB/XF VALUE 0
TOTAL LAND VALUE - MARKET 0
TOTAL MARKET VALUE 10,868,547
SOH/AGL Deduction 140,073
ASSESSED VALUE 10,728,474
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 10,728,474
TOTAL JUST VALUE 10,868,547
NCON VALUE 0
INCOME VALUE 10868547
PREVIOUS YEAR MKT VALUE 9,458,550

Sales Data
OFF RECORD Number DATE TYPE INST Q U I V RS N CD SALE PRICE
2345/0499 3/05/2020 SW Q Q V 01 1,500,000
GRANTOR: GARRETT FLOYD L & AVA
GRANTEE: JHE HOLDINGS II LLC
1427/1012 7/12/2006 QC Q Q V 01 100
GRANTOR: GARRETT ENTERPRISES
GRANTEE: GARRETT FLOYD L & A

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;LABEL=1ST STORY- 129 CC UNITS, 50 EXT.
UNITS;ORIG=0,0] E200 S150 W200 N150 \$
FUS=[YR=2024;LABEL=2nd FLR _ 206 CLIMATIZED UNITS;ORIG=230,0]
E200 S150 W200 N150 \$
FUS=[YR=2024;LABEL=3rd FLR _ 215 CLIMATIZED UNITS;ORIG=460,0]
E200 S150 W200 N150 \$

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

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EX R/W 01-351CA

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2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	03	MASONRY 100
Units	12	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
BAS	2,400	100
TOTALS	2,400	2,400 139,581

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	2,400	146.3700	59.65	143,160	2023	2023	0	0	0	2.50	97.50
4 MINI WAREH 0% - 2024				Heated Area: 2400				HX Base Yr				
20 120 20 120 BAS 2024												

BLD DATE		LGL DATE	05/06/2025	DR
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