

PT OF SE1/4 OF NW1/4 OF
SEC 9-3N-24E IN OR 2853/0899
BEING PARCEL A

108 STORAGE HOLDINGS LLC
28151 FORT SUMTER PL
HILLIARD, FL 32046

2026

09-3N-24-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	01	6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500REPAIR SERVICE	
MAP NUM	MKT AREA 06	
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	495	185	1994	916	29,002
AOF	912	185	1994	1,687	53,412
BAS	7,053	100	1993	7,053	223,305
BAS	2,175	100	1994	2,175	68,863
CAN	75	30	1994	22	697
TOTALS	10,710			11,853	375,278

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	11,377.00	2.00		2.00	100	1978
2	0940	SHEDS/PORT	0	0	12	14	SF	30.00	30.00	100	1979
3	0510	GARAGE WD-	0	0	15	18	SF	26.95	26.95	100	1975
4	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1978
5	4950	BOLLARD	0	0	0	0	UT	100.00	100.00	100	1994
6	0402	CONC BUMPE	0	0	0	0	UT	25.00	25.00	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2703	06	11,853	90.9126	45.23	536,111	1975	2005	0	0	0 30.00	70.00
1 GARAGE 0% - 0 Heated Area: 10635 HX Base Yr											
15928 CR 108, HILLIARD											
BLD DATE 12/12/2025 KW LGL DATE 04/29/2025 DC XF DATE 07/22/2020 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF 19,409											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF	1.00

TOTAL OB/XF 19,409											
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1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF	1.00

Total Acres: 0.00 Total Land Value: 72,526 Market: 0 Agricultural: 0 Common: 72,526

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		375,278	
TOTAL MARKET OB/XF VALUE		19,409	
TOTAL LAND VALUE - MARKET		72,526	
TOTAL MARKET VALUE		467,213	
SOH/AGL Deduction		121,787	
ASSESSED VALUE		345,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,426	
TOTAL JUST VALUE		467,213	
NCON VALUE		0	
INCOME VALUE		1502567	
PREVIOUS YEAR MKT VALUE		347,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2853/0899	3/06/2026	WD	Q	I	01	590,000	
GRANTOR: DUCE JOSEPH A & SHEL							
GRANTEE: 108 STORAGE HOLDING							
2574/1519	7/01/2022	WD	U	I	11	100	
GRANTOR: DUCE JOSEPH A							
GRANTEE: DUCE JOSEPH A & SHE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W83 BAS=[YR=1994] W87 S25 AOF=[YR=1994] S33 CAN=[YR=1994] S5 E15 AOF=[YR=1994] E24 N38 W24 S38\$ N5 W15\$ E15 N33 W15\$ E87 N25\$ S25 W48 S38 E131 N63\$.											

TOTAL OB/XF 19,409											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF	1.00

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