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

2026

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

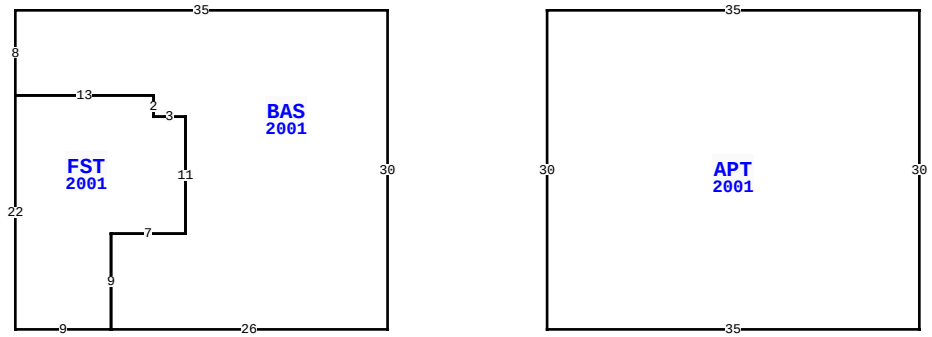
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,050	100	2001	1,050	126,579
BAS	767	100	2001	767	92,463
FST	283	50	2001	142	17,119
TOTALS	2,100			1,959	236,160

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	156.56	306,701	2001	2001	0	0	0	23.00	77.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003336	TENANT FINISH OUT	1,026,344	03/30/2026
CO260003247			03/26/2026
B260002073	PRIVATE PROVIDER	580,302	02/26/2026
SU250012241	SIGNAGE FOR 96048	5,590	11/04/2025
22008028	REMODEL - BLDG NH	58,342	05/24/2022
22008029	REMODEL - BLDG NB	46,532	05/24/2022

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

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	77	22,758	
4	0400	CONC CURB	0	0	0	0	2,009.00	LF	15.00	15.00	100	2001	2001	3	83	25,012	
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	48	158	
7	0462	ST/AL FNC	0	0	0	0	108.00	SF	10.00	10.00	100	2001	2001	3	27	292	
8	0424	CL FNC 6'	0	0	0	0	2,000.00	LF	20.00	20.00	100	2001	2001	3	48	19,200	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	48	288	
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2002	2002	3	52	7,894	

LAND DESCRIPTION

TOTAL OB/XF 195,045

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	13.50	13.50	3,269,700							
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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

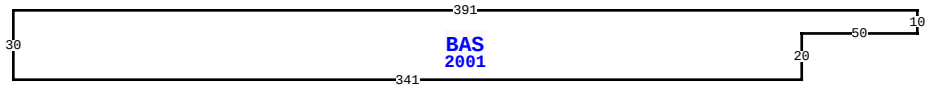
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,730	100	2001	10,730	307,125
TOTALS	10,730			10,730	307,125

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	40.89	438,750	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
C24834	CO ISSUED	0	08/12/2011
M16420	H/AC	400	08/01/2011

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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
11	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2002	2002	3	52	1,560	
12	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2001	2001	3	83	83	
13	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	100	1,500	
14	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2005	2005	3	40	390	
15	0803	ASPHALT C	0	0	0	0	45,769.00	SF	2.00	2.00	100	2024	2023		88	80,553	
16	0400	CONC CURB	0	0	0	0	430.00	LF	15.00	15.00	100	2024	2023		99	6,386	
17	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2025	2024		99	12,524	

LAND DESCRIPTION

TOTAL OB/XF 102,996

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

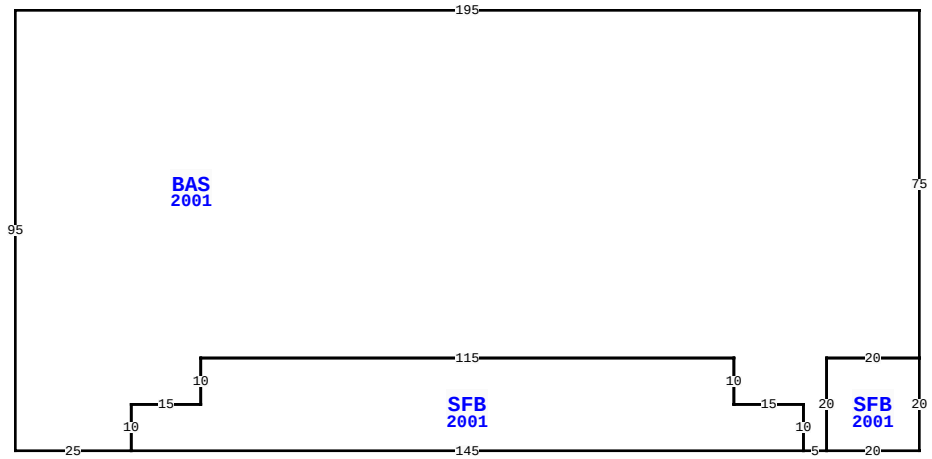
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,525	100	2001	15,525	461,869
SFB	400	80	2001	320	9,520
SFB	2,600	80	2001	2,080	61,880
TOTALS	18,525			17,925	533,268

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	42.50	761,812	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
C22394	CO ISSUED	0	08/10/2009
M14526	MECH OTHER	0	05/01/2009

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

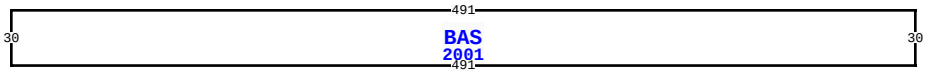
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,730	100	2001	14,730	415,018
TOTALS	14,730			14,730	415,017

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	40.25	592,882	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
C21546	CO ISSUED	0	06/01/2008
M13929	WALK-IN COOLER	600	06/01/2008

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

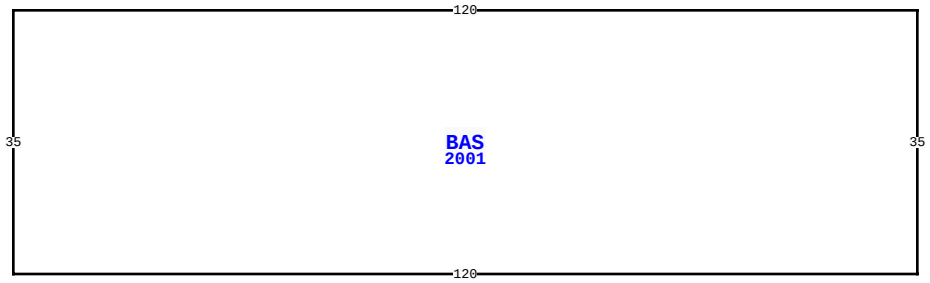
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,200	100	2001	4,200	126,244
TOTALS	4,200			4,200	126,244

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	42.94	180,348	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
C21556	CO ISSUED	0	01/01/2008
M0509724	H/AC	0	05/01/2005

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

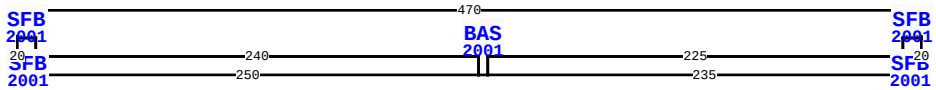
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,900	100	2001	11,900	355,941
SFB	100	80	2001	80	2,393
SFB	100	80	2001	80	2,393
SFB	2,450	80	2001	1,960	58,626
SFB	2,600	80	2001	2,080	62,215
TOTALS	17,150			16,100	481,567

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	42.73	687,953	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
B0210401	REMODEL	12,800	01/01/2003
B0210114	NEW CONSTR	19,000	08/01/2002

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

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

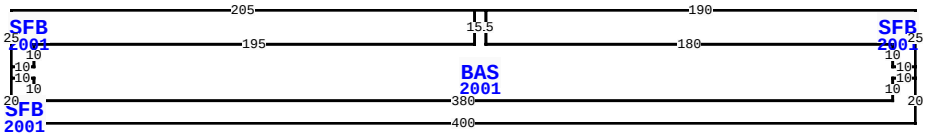
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,675	100	2001	9,675	289,389
SFB	2,950	80	2001	2,360	70,590
SFB	3,175	80	2001	2,540	75,974
SFB	4,200	80	2001	3,360	100,501
TOTALS	20,000			17,935	536,454

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	42.73	766,363	2001	2001	0	0	0	30.00	70.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
B0108335	NEW CONSTR	463,125	06/01/2001
B0108336	NEW CONSTR	428,750	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] 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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

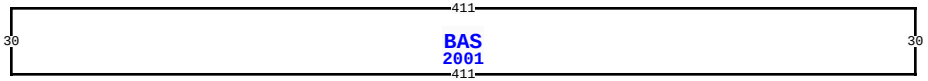
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,330	100	2001	12,330	357,323
TOTALS	12,330			12,330	357,323

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	41.40	510,462	2001	2001	0	0	0	30.00	70.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

464017 SR 200, YULEE

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
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

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

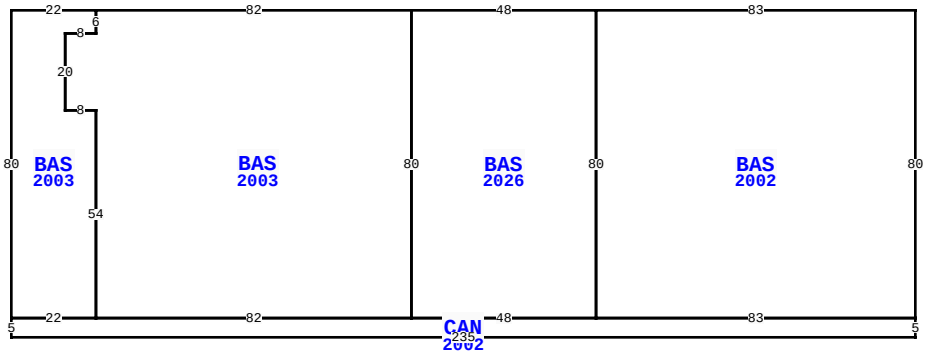
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,640	100	2002	6,640	844,839
BAS	1,600	100	2003	1,600	203,576
BAS	6,720	100	2003	6,720	855,018
BAS	3,840	100	2026	3,840	488,582
CAN	1,175	30	2002	352	44,786
TOTALS	19,975			19,152	2,436,801

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	165.24	3,164,676	2002	2002	0	0	0	23.00	77.00

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



VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

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

464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;LABEL=96064;ORIG=-213,0] E82 S80 W82 N54 W8 N20 E8 N6 $
BAS=[YR=2002;LABEL=96032;ORIG=-83,0] S80 E83 N80 W83 $
BAS=[YR=2026;LABEL=96048 - 96052;ORIG=-131,0] E48 S80 W48 N80 $
BAS=[YR=2003;LABEL=96064;ORIG=-213,0] W22 S80 E22 N54 W8 N20 E8 N6 $
CAN=[YR=2002;ORIG=-235,80] S5 E235 N5 W83 W48 W82 W22 $
.

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 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

2026

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

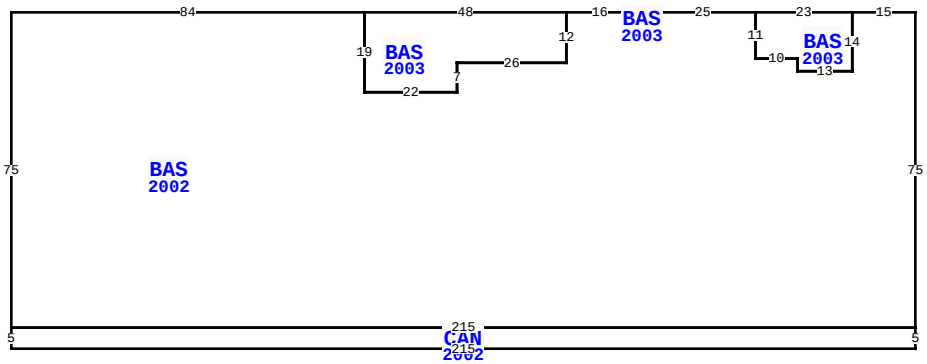
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,091	100	2002	15,091	1,801,460
BAS	12	100	2003	12	1,432
BAS	292	100	2003	292	34,857
BAS	730	100	2003	730	87,142
CAN	1,075	30	2002	322	38,438
TOTALS	17,200			16,447	1,963,329

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	155.03	2,549,778	2002	2002	0	0	0	23.00	77.00

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



464017 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/13/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 10 of 10 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,373,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	12,373,047
SOH/AGL Deduction	6,097,280
ASSESSED VALUE	6,275,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,275,767
TOTAL JUST VALUE	12,373,047
NCON VALUE	0
INCOME VALUE	12373047
PREVIOUS YEAR MKT VALUE	10,800,000

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: 8.33 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS