PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1947/1854
(EX R/W IN OR 212/506)

SYKES JOSEPH C LIVING TRUST/SYKES JOSEPH C TRUSTEE
PO BOX 1385
FERNANDINA BEACH, FL 32035-1385

**2026**

**40-2N-28-0000-0021-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

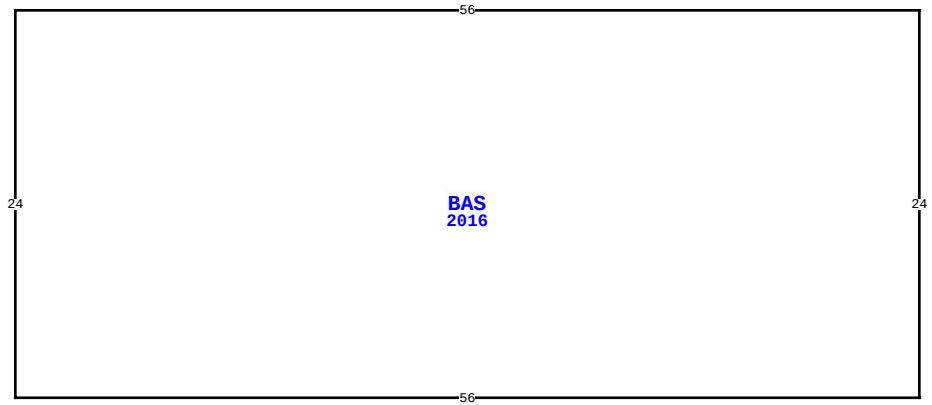
| | | | |
|---|---|---|---|
| DOR CODE | 4900 | OPEN STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 2016 | 1,344 | 66,085 |
| TOTALS | 1,344 | | | 1,344 | 66,085 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1709 | 04 | 1,344 | 76.4600 | 65.56 | 88,113 | 2016 | 2016 | 0 | 0 | 0 | 25.00 | 75.00 |

2 MH OFFICE 0% - 0 Heated Area: 1344 HX Base Yr




474395 SR 200, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 66,085 |
| TOTAL MARKET OB/XF VALUE | 121,016 |
| TOTAL LAND VALUE - MARKET | 968,113 |
| TOTAL MARKET VALUE | 1,155,214 |
| SOH/AGL Deduction | 311,720 |
| ASSESSED VALUE | 843,494 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 843,494 |
| TOTAL JUST VALUE | 1,155,214 |
| NCON VALUE | 0 |
| INCOME VALUE | 3973126 |
| PREVIOUS YEAR MKT VALUE | 813,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006496 | DEMOLITION | 1,000 | 05/20/2021 |
| 21006510 | NEW CONST - GREEN | 184,608 | 05/20/2021 |
| 21002897 | DEMOLITION | 2,000 | 03/10/2021 |
| 20010890 | NEW CONST - GREEN | 175,644 | 01/22/2021 |
| C1631706 | MOD OFFICE - 2/18 | 0 | 01/01/2016 |
| E24948 | OFFICE TRAILER | 0 | 04/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1947/1854 | 10/21/2014 | WD | U | I | 11 | 100 |
| GRANTOR: SYKES JOSEPH C | | | | | | |
| GRANTEE: SYKES JOSEPH C LIVI | | | | | | |
| 0706/0440 | 6/03/1994 | WD | Q | I | | 90,000 |
| GRANTOR: KEY MARTIN JR & GERAL | | | | | | |
| GRANTEE: SYKES JOSEPH C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W56 S24 E56 N24$.

## 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 | 0511 | GARAGE CB- | 0 | 0 | 28 | 16 | 448.00 | SF | 40.00 | 40.00 | 100 | 1962 | 1962 | 3 | 20 | 3,584 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 48 | 18 | 912.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 80 | 4,742 | |
| 3 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 2.00 | UT | 562.50 | 562.50 | 100 | 1997 | 1997 | 3 | 36 | 405 | |
| 4 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 337.00 | LF | 9.70 | 9.70 | 100 | 1998 | 1998 | 3 | 39 | 1,275 | |
| 5 | 0681 | POLE SHED | 0 | 0 | 44 | 26 | 1,144.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 32 | 5,491 | |
| 6 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,017.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 80 | 6,454 | |
| 7 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2000 | 2000 | 3 | 20 | 56 | |
| 8 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 271.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 45 | 1,220 | |
| 9 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 750.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 91 | 3,549 | |
| 10 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 2.00 | UT | 25.00 | 25.00 | 100 | 2012 | 2012 | 3 | 94 | 47 | |

TOTAL OB/XF 26,823

## 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 | 001200 | C | STORE COMB | 0 | 0004 | CG | 0.00 | 0.00 | 124,117.00 | SF | | 1.00 | 1.00 | 0.60 | 13.00 | 7.80 | 968,113 | | | | | | | |

REVIEW DATE 05/11/2022 BY KK Total Acres: 2.96 Total Land Value: 968,113 Market: 0 Agricultural: 0 Common: 968,113 PRINTED 07/09/2026 BY SYS

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1947/1854
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**2026**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| DOR CODE | 4900 | OPEN STORAGE | |
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|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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| NCON VALUE | 0 |
| INCOME VALUE | 3973126 |
| PREVIOUS YEAR MKT VALUE | 813,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P15861 | OFFICE TRAILER | 0 | 04/01/2012 |
| B25920 | OFFICE TRAILER | 0 | 04/01/2012 |
| 974181 | CHNGE SRVC | 0 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1947/1854 | 10/21/2014 | WD | U | I | 11 | 100 |
| GRANTOR: SYKES JOSEPH C | | | | | | |
| GRANTEE: SYKES JOSEPH C LIVI | | | | | | |
| 0706/0440 | 6/03/1994 | WD | Q | I | | 90,000 |
| GRANTOR: KEY MARTIN JR & GERAL | | | | | | |
| GRANTEE: SYKES JOSEPH C | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 1123 | CB 8" | 0 | 0 | 105 | 8 | 840.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 91 | 4,701 | |
| 12 | 1123 | CB 8" | 0 | 0 | 144 | 8 | 1,152.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 91 | 6,447 | |
| 13 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 1,350.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 91 | 7,555 | |
| 14 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 1,853.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 91 | 10,370 | |
| 15 | 0525 | GAZEBO | 0 | 0 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2013 | 2013 | 3 | 64 | 3,200 | |
| 16 | 0351 | CARPORT MT | 0 | 0 | 60 | 30 | 1,800.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 86 | 15,480 | |
| 17 | 0351 | CARPORT MT | 0 | 0 | 60 | 30 | 1,800.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 86 | 15,480 | |
| 18 | 0351 | CARPORT MT | 0 | 0 | 60 | 30 | 1,800.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 86 | 15,480 | |
| 19 | 0351 | CARPORT MT | 0 | 0 | 60 | 30 | 1,800.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 86 | 15,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 94,193

| 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 05/11/2022 BY KK Total Acres: 2.96 Total Land Value: 968,113 Market: 0 Agricultural: 0 Common: 968,113 PRINTED 07/09/2026 BY SYS