

IN OR 2511/1193
(EX R/W IN OR 213/74)
PARCELS 24 & 25-1

J H E HOLDINGS INC
474431 EAST SR 200
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

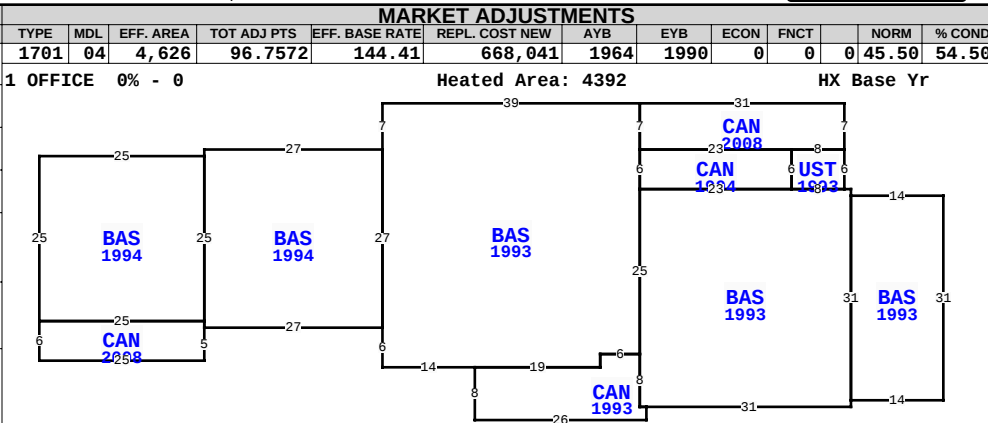
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	1993	434	34,157
BAS	1,056	100	1993	1,056	83,111
BAS	1,548	100	1993	1,548	121,833
BAS	625	100	1994	625	49,190
BAS	729	100	1994	729	57,375
CAN	214	30	1993	64	5,037
CAN	138	30	1994	41	3,227
CAN	150	30	2008	45	3,541
CAN	217	30	2008	65	5,116
UST	48	40	1993	19	1,495
TOTALS	5,159			4,626	364,082

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0811	CONCRETE B	0	0	0	0	991.00	SF	5.20	5.20	100	1995	1995	3	66	3,401	
3	0812	CONCRETE C	0	0	0	0	1,100.00	SF	4.00	4.00	100	1980	1980	3	29	1,276	
4	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2001	2001	3	83	311	
5	0812	CONCRETE C	0	0	0	0	2,584.00	SF	4.00	4.00	100	2001	2001	3	77	7,959	
6	0812	CONCRETE C	0	0	0	0	11,212.00	SF	4.00	4.00	100	2008	2008	3	87	39,018	
7	0855	CONC PAVER	0	0	0	0	210.00	SF	7.00	7.00	100	2008	2008	3	87	1,279	
9	0430	CL FNC 6B	0	0	0	0	412.00	LF	9.70	9.70	100	2008	2008	3	69	2,758	
10	0424	CL FNC 6'	0	0	0	0	119.00	LF	20.00	20.00	100	2008	2008	3	69	1,642	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001700	C



BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE			LAND DATE	04/16/2026
INC DATE			AG DATE	DC

TOTAL OB/XF																	59,114
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	55,378.00	SF		1.00	1.00	1.00	13.00	13.00	719,914

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		364,082			
TOTAL MARKET OB/XF VALUE		59,114			
TOTAL LAND VALUE - MARKET		719,914			
TOTAL MARKET VALUE		1,143,110			
SOH/AGL Deduction		388,427			
ASSESSED VALUE		754,683			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		754,683			
TOTAL JUST VALUE		1,143,110			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,084,862			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002851	WINDOWS/DOOR	5,800	03/23/2021
B18787	ADDITION	103,554	11/01/2006
E018002	REMODEL	11,100	04/01/2001
B017999	REMODEL	116,640	02/01/2001
B960423	REPAIR/RRF	0	01/01/1996
95-02179	REMODEL	2,000	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1193	10/28/2021	WD U	I	I	11	100
GRANTOR: DONNA LYNNE REAL ESTA						
GRANTEE: J H E HOLDINGS INC						
1472/1950	1/19/2007	QC U	I	I	07	100
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: DONNA LYNNE REAL ES						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1994;LABEL=474421;ORIG=-112,-6] W25 S25 E25 N25 \$		
CAN=[YR=2008;ORIG=-15,-7] N7 W31 S7 D0R23 U0R8 \$		
CAN=[YR=1993;ORIG=-71,26] S8 E26 N2 W1 N8 W6 S2 W19 \$		
CAN=[YR=2008;ORIG=-137,19] S6 E25 N5 N1 W25 \$		
CAN=[YR=1994;ORIG=-46,-7] S6 E23 N6 W23 \$		
UST=[YR=1993;ORIG=-15,-1] N6 W8 S6 E8 \$		
BAS=[YR=1994;LABEL=474423;ORIG=-112,-7] E27 S27 W27 N1 N25 N1 \$		
BAS=[YR=1993;LABEL=474425;ORIG=-85,-14] E39 S7 S6 S25 W6 S2 W19 W14 N6 N27 N7 \$		
BAS=[YR=1993;LABEL=474427;ORIG=-46,-1] E23 E8 E1 S1 S31 S1 W31 W1 N8 N25 \$		