

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

40-2N-28-0000-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	10	ABOVE AVG 60								4814	06	95,786	120.8693	80.38	7,699,279	2008	2008	0	0	0	17.00	83.00	VALUATION BY										
Exterior Wall	17	CB STUCCO 40								3 MINI MULTI 0% - 0														Heated Area: 93360									
Roof Structure	10	STEEL FRME 100								HX Base Yr														Tax Group: 4									
Roof Cover	04	BUILT-UP 100																						Tax Dist:									
Interior Wall	01	MINIMUM 100																						BUILDING MARKET VALUE									
Interior Floor	03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE									
Ceiling	04	NONE 100																						TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type	01	NONE 100																						SOH/AGL Deduction									
Plumbing	06	100																						ASSESSED VALUE									
Frame	05	STEEL 100																						TOTAL EXEMPTION VALUE									
Story Height		11 100																						BASE TAXABLE VALUE									
RMS		597 100																						TOTAL JUST VALUE									
Stories	3.	3. 100																						NCON VALUE									
Class	00	. 100																						INCOME VALUE									
Units	00	0 100																						PREVIOUS YEAR MKT VALUE									
Occupancy	00	NONE 100																						BRIDGEVIEW MINI STORAGE									
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	24,957	100	2008	24,957	665,017																												
FEP	81	80	2008	65	4,337																												
FST	99	70	2008	69	4,603																												
FST	99	70	2008	69	4,603																												
FST	108	70	2008	76	5,070																												
FST	108	70	2008	76	5,070																												
FST	150	70	2008	105	7,005																												
FST	165	70	2008	116	7,739																												
FST	200	70	2008	140	9,340																												
FST	200	70	2008	140	9,340																												
TOTALS	96,600			95,786	6,390,402																												
EXTRA FEATURES						22 Sub-Areas										BLD DATE																	
						474431 SR 200, FERNANDINA BEACH										XF DATE																	
																INC DATE																	
																LGL DATE																	
																LAND DATE																	
																AG DATE																	
																04/16/2026																	
																DC																	
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	39,969.00	SF	4.00	4.00	100	2008	2008	3	87	139,092																	
2	4950	BOLLARD	0	0	0	0	47.00	UT	100.00	100.00	100	2008	2008	3	100	4,700																	
3	0462	ST/AL FNC	0	0	447	0	2,682.00	SF	10.00	10.00	100	2008	2008	3	44	11,801																	
4	0092	AUTO GATE	0	0	0	24	1.00	UT	5,250.00	5,250.00	100	2008	2008	3	27	1,418																	
5	0092	AUTO GATE	0	0	0	14	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	27	945																	
6	0978	SECURTY LT	0	0	0	0	39.00	UT	450.00	450.00	100	2008	2008	3	69	12,110																	
7	0097	AWNING CN	0	0	9	4	13.00	SF	65.00	65.00	100	2008	2008	3	44	372																	
8	0097	AWNING CN	0	0	20	4	24.00	SF	65.00	65.00	100	2008	2008	3	44	686																	
9	0097	AWNING CN	0	0	15	4	19.00	SF	65.00	65.00	100	2008	2008	3	44	543																	
10	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2008	2008	3	90	68																	
LAND DESCRIPTION										TOTAL OB/XF										171,735													
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								
1	004800	C	WAREHOUSE	0	0004		CG	0.00	0.00	115,400.00	SF		1.00	1.00	1.00	13.00	13.00	1,500,200															

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