IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
85214 BLACKMON RD
YULEE, FL 32097

2026

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

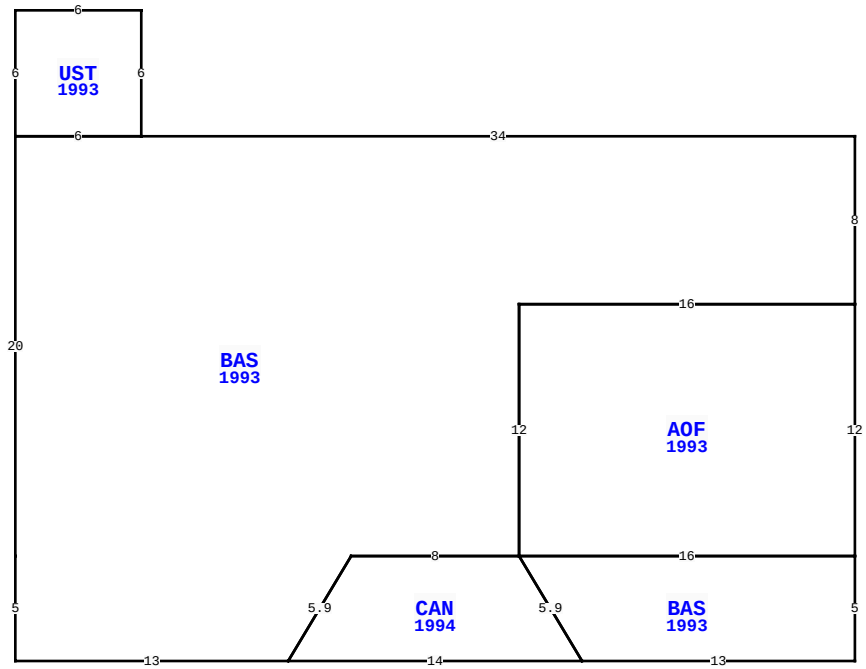
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	1993	192	15,575
BAS	73	100	1993	73	5,922
BAS	681	100	1993	681	55,243
CAN	55	30	1994	16	1,298
UST	36	40	1993	14	1,136
TOTALS	1,037			976	79,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	976	109.6200	162.24	158,346	1973	1985	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 946 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE			LAND DATE	04/16/2026 DC
INC DATE	05/29/2026	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,777,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,221,794
SOH/AGL Deduction	774,827
ASSESSED VALUE	1,446,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,967
TOTAL JUST VALUE	2,221,794
NCON VALUE	0
INCOME VALUE	2221794
PREVIOUS YEAR MKT VALUE	2,167,487

DAVE TURNER PLUMBING & DEER WALK PLAZA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240007074	FLAT SIGN FLUSH M	745	06/14/2024
M1419756	THE SAVORY MARKET	0	06/01/2014
M1419346	H/AC	0	03/01/2014
E1326315	RE-ROOF	0	06/01/2013
R13056	RE-ROOF	20,000	08/01/2012
B02113	REMODEL	1,200	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W34 W6 S20 S5 E13 U5R3 E8 N12 E16 N8 $
AOF=[YR=1993;ORIG=0,20] N12 W16 S12 E16 $
BAS=[YR=1993;ORIG=-13,25] E13 N5 W16 D5R3 $
CAN=[YR=1994;ORIG=-27,25] E14 U5L3 W8 D5L3 $
UST=[YR=1993;ORIG=-34,0] N6 W6 S6 E6 $
.

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	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1985	1985	3	41	267	
2	0430	CL FNC 6B	0	0	0	0	250.00	LF	9.70	9.70	100	1989	1989	3	24	582	
3	0803	ASPHALT C	0	0	0	0	33,500.00	SF	2.00	2.00	100	2005	2005	3	52	34,840	
4	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2005	2005	3	87	870	
5	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	4,630	
6	0475	VF 4 SBPL	0	0	0	0	20.00	LF	14.00	14.00	100	2005	2005	3	61	171	
7	0469	VF LATTIC	0	0	0	0	20.00	SF	5.50	5.50	100	2005	2005	3	61	67	
8	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	2007	2007	3	24	1,123	
9	0810	CONCRETE A	0	0	0	0	230.00	SF	6.50	6.50	100	2007	2007	3	86	1,286	
10	0819	CONC 12"	0	0	75	6	450.00	SF	9.50	9.50	100	2007	2007	3	86	3,677	

TOTAL OB/XF 47,513

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	89,562.00	SF		1.00	1.00	1.00	13.00	13.00	1,164,306							

REVIEW DATE 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 444,359 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
85214 BLACKMON RD
YULEE, FL 32097

2026

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

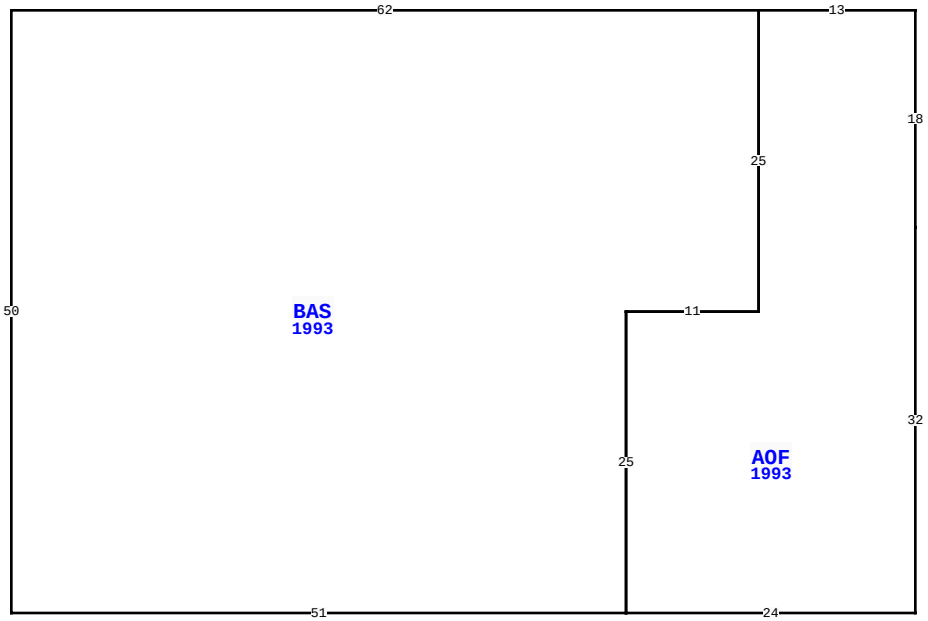
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	925	185	1993	1,711	27,726
BAS	2,825	100	1993	2,825	45,778
TOTALS	3,750			4,536	73,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,536	75.8080	36.01	163,341	1991	1991	0	0	0	55.00	45.00

2 STOR WAREH 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	12/02/2024	KWA	LGL DATE
XF DATE			LAND DATE 04/16/2026 DC
INC DATE	05/29/2026	REA	AG DATE

474390 EAST SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,777,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,221,794
SOH/AGL Deduction	774,827
ASSESSED VALUE	1,446,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,967
TOTAL JUST VALUE	2,221,794
NCON VALUE	0
INCOME VALUE	2221794
PREVIOUS YEAR MKT VALUE	2,167,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1326	ADDITION	1,310	10/01/1994
7289	NEW CONSTR	70,100	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-13,0] W62 S50 E51 N25 E11 N25 $
AOF=[YR=1993;ORIG=0,0] W13 S25 W11 S25 E24 N32 N18 $
.

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	0479	VF PICKET	0	0	0	0	16.00	LF	10.00	10.00	100	2007	2007	3	66	106	
12	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	66	396	
13	0424	CL FNC 6'	0	0	0	0	505.00	LF	20.00	20.00	100	2007	2007	3	66	6,666	
14	0858	SCULP CONC	0	0	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	79	1,027	
15	0858	SCULP CONC	0	0	10	20	200.00	SF	13.00	13.00	100	2007	2007	3	96	2,496	

LAND DESCRIPTION

TOTAL OB/XF 10,691

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 444,359 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
85214 BLACKMON RD
YULEE, FL 32097

2026

40-2N-28-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

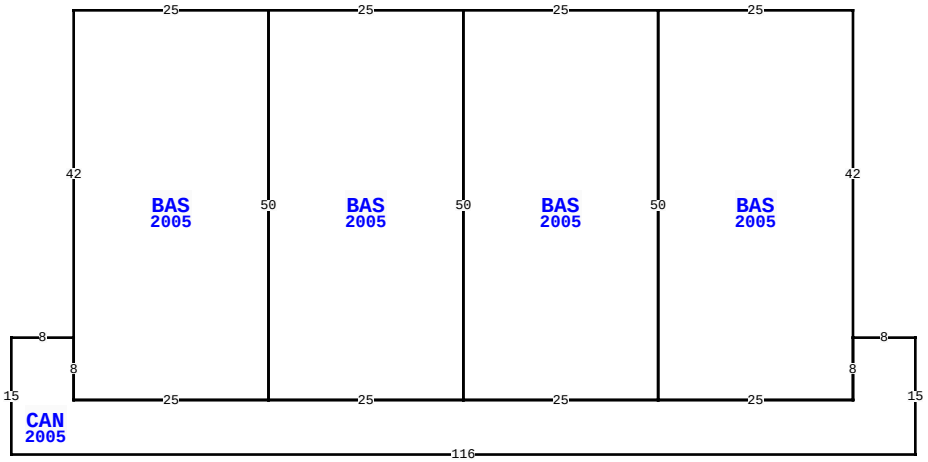
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	1,250	100	2005	1,250	115,575
BAS	1,250	100	2005	1,250	115,575
BAS	1,250	100	2005	1,250	115,575
BAS	1,250	100	2005	1,250	115,575
CAN	940	30	2005	282	26,074
TOTALS	5,940			5,282	488,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	111.0627	123.28	651,165	2005	2005	0	0	0	25.00	75.00

3 NBHD SHOP 0% - 0 Heated Area: 5000 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE			LAND DATE	04/16/2026 DC
INC DATE	05/29/2026	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,777,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,221,794
SOH/AGL Deduction	774,827
ASSESSED VALUE	1,446,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,967
TOTAL JUST VALUE	2,221,794
NCON VALUE	0
INCOME VALUE	2221794
PREVIOUS YEAR MKT VALUE	2,167,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;LABEL=474380;ORIG=-75,0] N50 W25 S42 S8 E25 $
BAS=[YR=2005;LABEL=474378;ORIG=-75,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474376;ORIG=-50,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474374;ORIG=-25,-50] E25 S42 S8 W25 N50 $
CAN=[YR=2005;ORIG=-100,-8] W8 S15 E116 N15 W8 S8 W25 W25 W25 W25 N8 $
.

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 444,359 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

IN OR 487 PG 1218
PAR 37 37-1 37-2 INC
FPL ESMT IN OR 1241/340

DAVE TURNER INC
85214 BLACKMON RD
YULEE, FL 32097

2026

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Exterior Wall	16	WD FR STUC 30
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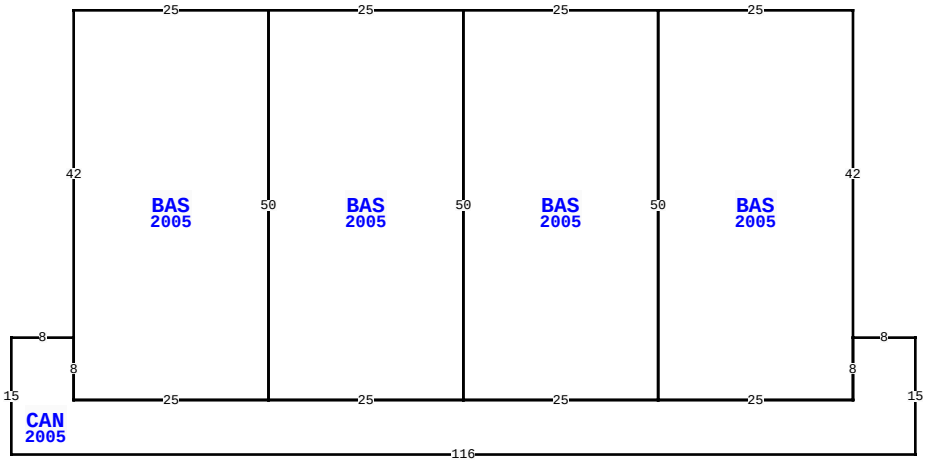
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	1,250	100	2005	1,250	108,891
BAS	1,250	100	2005	1,250	108,891
BAS	1,250	100	2005	1,250	108,891
BAS	1,250	100	2005	1,250	108,891
CAN	940	30	2005	282	24,566
TOTALS	5,940			5,282	460,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,282	104.6367	116.15	613,504	2005	2005	0	0	0	25.00	75.00

4 NBHD SHOP 0% - 0 Heated Area: 5000 HX Base Yr



474390 EAST SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE			LAND DATE	04/16/2026 DC
INC DATE	05/29/2026	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,777,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,221,794
SOH/AGL Deduction	774,827
ASSESSED VALUE	1,446,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,967
TOTAL JUST VALUE	2,221,794
NCON VALUE	0
INCOME VALUE	2221794
PREVIOUS YEAR MKT VALUE	2,167,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/1218	4/01/1986	WD	U	I		109,000
GRANTOR:						
GRANTEE:						
0435/0260	10/01/1984	MS	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;LABEL=474388;ORIG=-75,0] N50 W25 S42 S8 E25 $
BAS=[YR=2005;LABEL=474386;ORIG=-75,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474384;ORIG=-50,-50] E25 S50 W25 N50 $
BAS=[YR=2005;LABEL=474382;ORIG=-25,-50] E25 S42 S8 W25 N50 $
CAN=[YR=2005;ORIG=-100,-8] W8 S15 E116 N15 W8 S8 W25 W25 W25 W25 N8 $
.

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 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 444,359 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS