PT WILLIAM BERRIE GRANT
IN OR 2139/1502
SEC 40-2N-28E

SIKES III LLC
474362 SR 200
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

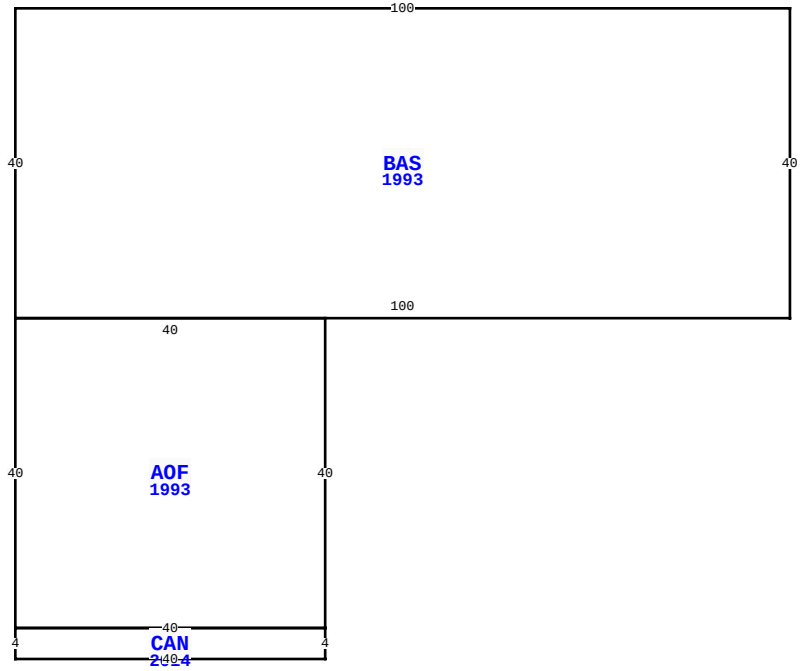
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-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
AOF	1,600	185	1993	2,960	59,165
BAS	4,000	100	1993	4,000	79,952
CAN	160	30	2014	48	960
TOTALS	5,760			7,008	140,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,008	88.6000	42.08	294,897	1992	1992	0	0	0	52.50	47.50

1 STOR WAREH 0% - 0 Heated Area: 5600 HX Base Yr



BLD DATE	01/11/2019 KK	LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

474362 SR 200, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	993,186
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	993,186
SOH/AGL Deduction	438,945
ASSESSED VALUE	554,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,241
TOTAL JUST VALUE	993,186
NCON VALUE	0
INCOME VALUE	993186
PREVIOUS YEAR MKT VALUE	715,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980951	OTHER	0	05/01/1998
4964	NEW CONSTR	2,275	11/10/1992
8241	NEW CONSTR	193,275	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1502	8/11/2017	WD	Q	I	01	500,000
GRANTOR: PEACOCK RONALD L REVO						
GRANTEE: SIKES III LLC						
0889/1592	7/02/1999	QC	Q	I	01	100
GRANTOR: PEACOCK RONALD L & CL						
GRANTEE: PEACOCK RONALD L TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S40 AOF=[YR=1993] S40 CAN=[YR=2014] S4 E40 N4 W40$ E40 N40 W40$ E100 N40$.

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	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1992	1992	3	27	473	
2	0424	CL FNC 6'	0	0	0	0	874.00	LF	20.00	20.00	100	1992	1992	3	27	4,720	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1992	1992	3	28	708	
4	0812	CONCRETE C	0	0	0	0	1,684.00	SF	4.00	4.00	100	1992	1992	3	59.5	4,008	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1992	1992	3	68	102	
6	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1992	1992	3	20	320	
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2015	2015	3	96	216	

LAND DESCRIPTION

TOTAL OB/XF 10,547

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	CG	0.00	0.00	43,030.00	SF		1.00	1.00	1.00	13.00	13.00	559,390							

REVIEW DATE 04/16/2026 BY DC Total Acres: 0.99 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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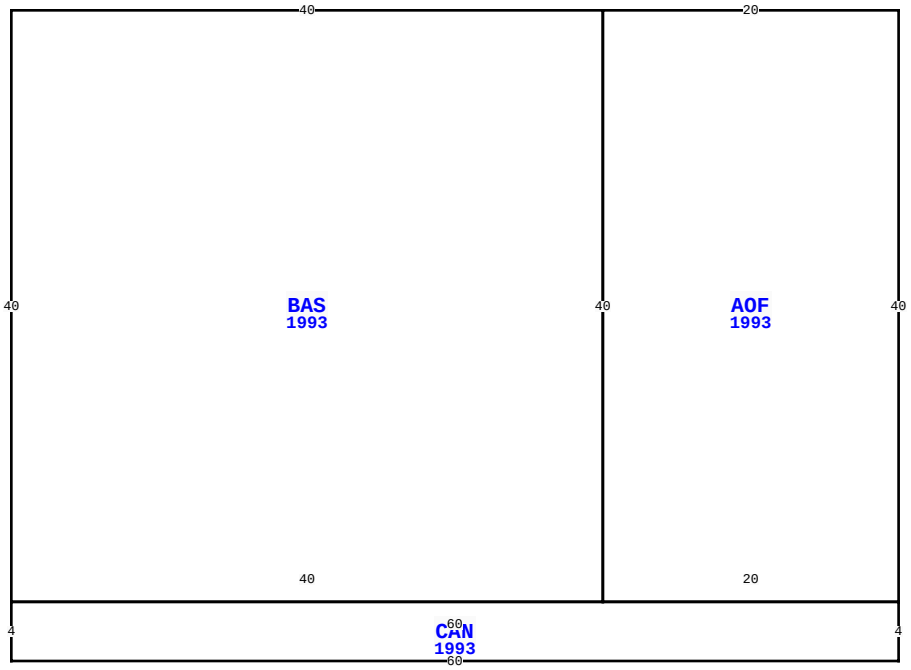
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	185	1993	1,480	31,255
BAS	1,600	100	1993	1,600	33,790
CAN	240	30	1993	72	1,520
TOTALS	2,640			3,152	66,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,152	93.6000	44.46	140,138	1992	1992	0	0	0	52.50	47.50

2 STOR WAREH 0% - 0 Heated Area: 2400 HX Base Yr



474362 SR 200, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	993186
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GRANTEE: PEACOCK RONALD L TR						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W20 BAS=[YR=1993] W40 S40 CAN=[YR=1993] S4 E60 N4 W60$ E40 N40$ S40 E20 N40$.

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 04/16/2026 BY DC Total Acres: 0.99 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS