PT OF LOT 2 (S-3) &
PT OF LOT 3 (S-2)
IN OR 2821/1337

DAVID MENZ INVESTMENTS LLC
2742 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

49-2N-25-4100-0002-0030

BUILDING CHARACTERISTICS

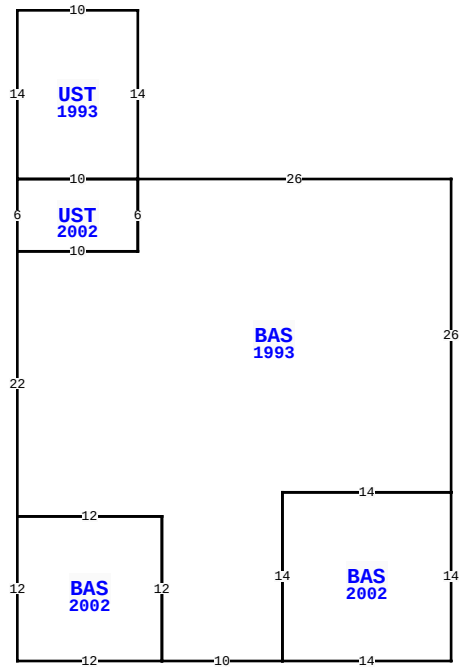
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	142,450
BAS	144	100	2002	144	19,724
BAS	196	100	2002	196	26,846
UST	140	40	1993	56	7,670
UST	60	40	2002	24	3,288
TOTALS	1,580			1,460	199,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,460	103.1184	153.90	224,694	1942	2010	0	0	0	11.00	89.00

1 OFFICE 0% - 2026 Heated Area: 1380 HX Base Yr



BLD DATE	07/30/2024	REA	LGL DATE
XF DATE	02/07/2020	KKA	LAND DATE 05/12/2026 DC
INC DATE			AG DATE

542089 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	270,239
TOTAL MARKET OB/XF VALUE	9,489
TOTAL LAND VALUE - MARKET	265,111
TOTAL MARKET VALUE	544,839
SOH/AGL Deduction	0
ASSESSED VALUE	544,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,839
TOTAL JUST VALUE	544,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2038	XFOB	2,100	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2821/1337	10/08/2025	SW	Q	I	01	675,000
GRANTOR: #1 AUTO LIQUIDATORS L						
GRANTEE: DAVID MENZ INVESTME						
2502/0022	9/28/2021	WD	Q	I	01	240,000
GRANTOR: NYE RICHARD M SR						
GRANTEE: #1 AUTO LIQUIDATORS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,44] S22 E12 S12 E10 N14 E14 N26 W26 S6 W10 $
BAS=[YR=2002;ORIG=-6,78] E14 N14 W14 S14 $
BAS=[YR=2002;ORIG=-28,66] S12 E12 N12 W12 $
UST=[YR=1993;ORIG=-28,24] S14 E10 N14 W10 $
UST=[YR=2002;ORIG=-28,38] S6 E10 N6 W10 $
.

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	0424	CL FNC 6'	0	0	0	0	670.00	LF	20.00	20.00	100	1994	1994	3	29	3,886	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1994	1994	3	29	174	
3	0811	CONCRETE B	0	0	20	60	1,200.00	SF	5.20	5.20	100	1998	1998	3	72	4,493	
4	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	100	1998	1998	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 9,489

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	002700	C	AUTO SALES	0	0004	CH	80.00	200.00	36,567.00	SF		1.00	1.00	1.00	7.25	7.25	265,111							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 265,111 Market: 0 Agricultural: 0 Common: 265,111 PRINTED 07/09/2026 BY SYS

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FERNANDINA BEACH, FL 32034

2026

49-2N-25-4100-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

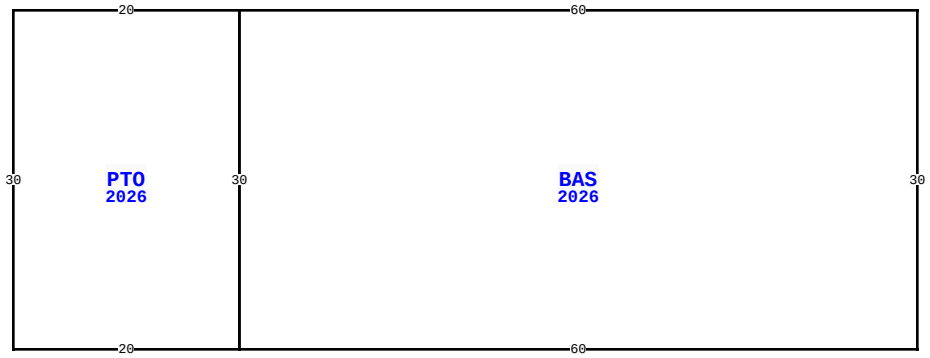
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2026	1,800	69,109
PTO	600	5	2026	30	1,152
TOTALS	2,400			1,830	70,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,830	89.8128	42.66	78,068	2022	2022	0	0	0	10.00	90.00

2 PREFAB MTL 0% - 2026 Heated Area: 1800 HX Base Yr



542089 US HWY 1, CALLAHAN

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GRANTEE: DAVID MENZ INVESTME						
2502/0022	9/28/2021	WD	Q	I	01	240,000
GRANTOR: NYE RICHARD M SR						
GRANTEE: #1 AUTO LIQUIDATORS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E60 S30 W60 N30 $
PTO=[YR=2026;ORIG=40,10] W20 S30 E20 N30 $
.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 265,111 Market: 0 Agricultural: 0 Common: 265,111 PRINTED 07/09/2026 BY SYS