PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

2023

24-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

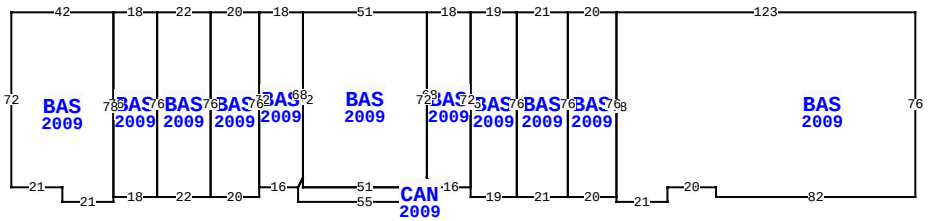
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		80 100
Frame	05	STEEL 100
Story Height		18 100
RMS		30 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	1,292	94,810
BAS	1,292	100	1,292	94,810
BAS	1,368	100	1,368	100,387
BAS	1,444	100	1,444	105,965
BAS	1,520	100	1,520	111,541
BAS	1,520	100	1,520	111,541
BAS	1,596	100	1,596	117,119
BAS	1,672	100	1,672	122,696
BAS	3,150	100	3,150	231,156
BAS	3,672	100	3,672	269,461
TOTALS	28,174		27,937	2,050,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	27,937	104.8800	115.11	3,215,828	2009	2009	0	0	20	16.25	63.75

1 NBHD SHOP - 0% - 0 Heated Area: 27836 HX Base Yr



** This building has 12 Sub-Areas

464073 SR 200, YULEE

BLD DATE	11/25/2020 KK	LGL DATE	
XF DATE	06/16/2022 KK	LAND DATE	06/16/2022 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,528,224
TOTAL MARKET OB/XF VALUE	203,593
TOTAL LAND VALUE - MARKET	1,505,436
TOTAL MARKET VALUE	4,237,253
SOH/AGL Deduction	157,486
ASSESSED VALUE	4,079,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,079,767
TOTAL JUST VALUE	4,237,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,976,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000493	DEMOLITION	12,000	01/19/2023
22006755	XFOB - AWNING	1,350	05/02/2022
22006758	XFOB - AWNING	1,350	05/02/2022
22006759	XFOB - AWNING	5,125	05/02/2022
22006760	XFOB - AWNING	5,125	05/02/2022
22006761	XFOB - AWNING	2,125	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0802	6/08/2017	SW	Q	I	01	5,465,000
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						
2125/0799	6/08/2017	QC	U	I	11	100
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W123 BAS=[YR=2009] W20 BAS=[YR=2009] W21 BAS=[YR=2009] W19 BAS=[YR=2009] W18 BAS=[YR=2009] W51 BAS=[YR=2009] W18 BAS=[YR=2009] W20 BAS=[YR=2009] W22 BAS=[YR=2009] W18 BAS=[YR=2009] W42 S72 E21 S6 E21 N78$ S76 E18 N76$ S76 E22 N76$ S76 E20 N76$ S72 E16 CAN=[YR=2009] S6 E55 N6 U4 L2 S4 W51 N4 D4 L2 $ U4 R2 N68$ S72 E51 N72$ S68 D4 R2 E16 N72$ S76 E19 N76$ S76 E21 N76$ S76 E20 N76$ S78 E21 N6 E20 S4 E82 N76 $.

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	0803	ASPHALT C	0	0	0	0	45,481.00	SF	2.00	2.00	100	2009	2009	3	66	60,035	
2	0402	CONC BUMPE	0	0	0	0	53.00	UT	25.00	25.00	100	2009	2009	3	94	1,246	
3	0400	CONC CURB	0	0	0	0	1,959.00	LF	15.00	15.00	100	2009	2009	3	94	27,622	
4	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	19,734	
5	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2009	2009	3	78	3,120	
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2009	2009	3	78	273	
7	1126	CB/STC 8"	0	0	0	0	178.00	SF	8.00	8.00	100	2009	2009	3	91	1,296	
8	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2009	2009	3	91	651	
9	0422	CL FNC 4'	0	0	0	0	35.00	LF	15.00	15.00	100	2009	2009	3	78	410	
10	0097	AWNING CN	0	0	0	0	152.00	SF	65.00	65.00	100	2009	2009	3	60	5,928	

TOTAL OB/XF 120,315

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	001600	C	SH CTR COM	0	0004	CI	250.00	335.00	125,453.00	SF		1.00	1.00	1.00	12.00	12.00	1,505,436							

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

2023

24-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

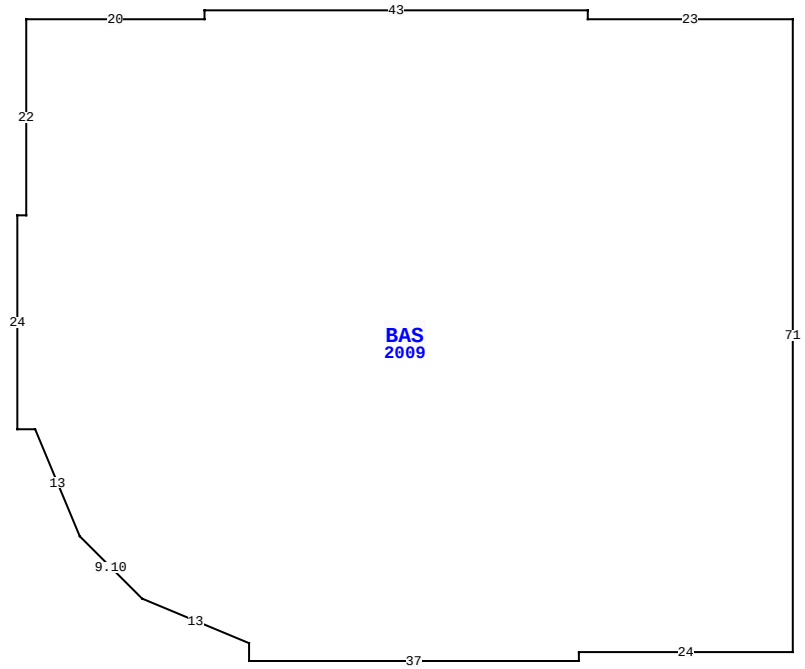
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		18 100
RMS		32 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,982	100	5,982	478,134
TOTALS	5,982		5,982	478,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	5,982	105.9288	116.26	695,467	2009	2009	0	0	15	16.25	68.75

12 NBHD SHOP – 0% - 0 Heated Area: 5982 HX Base Yr



464073 SR 200, YULEE

BLD DATE	11/25/2020 KK	LGL DATE	
XF DATE	06/16/2022 KK	LAND DATE	06/16/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,528,224
TOTAL MARKET OB/XF VALUE	203,593
TOTAL LAND VALUE - MARKET	1,505,436
TOTAL MARKET VALUE	4,237,253
SOH/AGL Deduction	157,486
ASSESSED VALUE	4,079,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,079,767
TOTAL JUST VALUE	4,237,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,976,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016359	REMDL-DISO WITH B	768,366	11/23/2021
21013062	REMDEL-BLACK CAT	113,000	09/28/2021
20008122	NEW CONSTR-INVO	356,063	10/26/2020
20006474	DEMOLITION	7,500	08/12/2020
C1530652	BLD OUT ISLAND GL	35,000	08/07/2015
B1530652	BLD OUT ISLAND GL	35,000	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0802	6/08/2017	SW	Q	I	01	5,465,000
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						
2125/0799	6/08/2017	QC	U	I	11	100
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W23N1W43S1W20S22W1S24 E2 D12 R5 D7 R7 D5 R12 S2E37N1 E24N71$.

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	0098	AWNING MTL	0	0	0	0	96.00	SF	13.00	13.00	100	2009	2009	3	45	562	
12	0300	BOAT DCK W	0	0	375	5	1,875.00	SF	40.00	40.00	100	2009	2009	3	60	45,000	
13	0422	CL FNC 4'	0	0	0	0	385.00	LF	15.00	15.00	100	2009	2009	3	78	4,505	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	
15	0422	CL FNC 4'	0	0	0	0	8.00	LF	15.00	15.00	100	2009	2009	3	78	94	
16	0443	STK FNC 6'	0	0	0	0	748.00	LF	10.00	10.00	100	2009	2009	3	45	3,366	
17	0978	SECURTY LT	0	0	0	0	14.00	UT	450.00	450.00	100	2009	2009	3	78	4,914	
18	1242	WD DECK A	0	0	0	0	832.00	SF	10.50	10.50	100	2011	2011	3	55	4,805	
19	0446	BOX FNC 6'	0	0	0	0	124.00	LF	20.00	20.00	100	2011	2011	3	55	1,364	
20	0444	BOX FNC 4'	0	0	0	0	46.00	LF	6.50	6.50	100	2011	2011	3	55	164	

TOTAL OB/XF 65,008

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

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

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2023

24-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,528,224
TOTAL MARKET OB/XF VALUE	203,593
TOTAL LAND VALUE - MARKET	1,505,436
TOTAL MARKET VALUE	4,237,253
SOH/AGL Deduction	157,486
ASSESSED VALUE	4,079,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,079,767
TOTAL JUST VALUE	4,237,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,976,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327867	JUNIORS SEAFOOD	0	11/18/2013
E1325899	VINO'S ITALIAN RE	0	02/01/2013
E1325919	CRAZY EGG SIGNAGE	0	02/01/2013
B1326843	CRAZY EGG REMODEL	3,500	02/01/2013
B1326888	VINO'S PIZZA GRIL	100	02/01/2013
E1325865	VINO'S PIZZA GRIL	0	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2125/0802	6/08/2017	SW	Q	I	01	5,465,000
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						
2125/0799	6/08/2017	QC	U	I	11	100
GRANTOR: SCGV-YULEE LLC						
GRANTEE: EAGLES CROSSING LLC						

BLD DATE	11/25/2020	KK	LGL DATE	
XF DATE	06/16/2022	KK	LAND DATE	06/16/2022 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2011	2011	3	83	996	
22	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	2009	2009	3	91	828	
23	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2009	2009	3	78	546	
24	1126	CB/STC 8"	0	0	34	6	140.00	SF	8.00	8.00	100	2009	2009	3	91	1,019	
26	0812	CONCRETE C	0	0	0	0	3,896.00	SF	4.00	4.00	100	2009	2009	3	91	14,181	
27	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2009	2009	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 18,270

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 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/02/2023 BY SYS