

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 747/838
(EX UTIL ESMT IN OF 670/1004 &

PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

2023

25-2N-28-0000-0002-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	39	100
Frame	03	MASONRY 100
Story Height		20 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1400	SUPERMARKET
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC				
4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	512	100	512	27,785
BAS	29,581	100	29,581	1,605,302
BAS	6,198	100	6,198	336,353
BAS	1,124	100	1,124	60,997
CAN	384	30	115	6,241
CAN	876	30	263	14,272
CAN	636	30	191	10,365
CAN	1,052	30	316	17,149
CLP	420	30	126	6,838
FUS	196	100	196	10,636
TOTALS	52,634		47,664	2,586,630

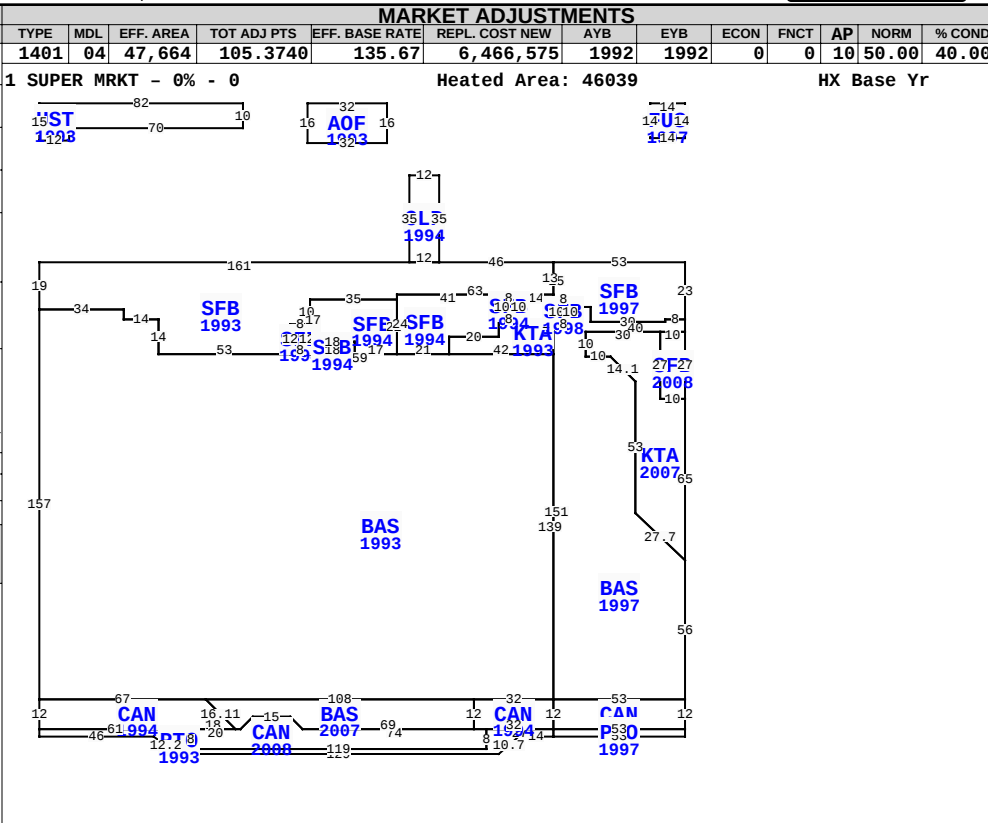
** This building has 24 Sub-Areas

96076 LOFTON SQUARE CT, YULEE

BLD DATE	07/15/2019	KK	LGL DATE	
XF DATE	07/15/2019	KK	LAND DATE	07/15/2019
INC DATE			AG DATE	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	112,497.00	SF	2.00	2.00	112,497
2	0812	CONCRETE C	0	0	0	0	1,007.00	SF	4.00	4.00	2,658
3	0966	FIRE SPRNK	0	0	0	0	36,994.00	SF	3.00	3.00	73,248
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	4,858
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	320
7	0400	CONC CURB	0	0	0	0	2,246.00	LF	15.00	15.00	24,931
10	4950	BOLLARD	0	0	0	0	38.00	UT	100.00	100.00	3,800
11	0461	IRON FENCE	0	0	146	3	438.00	SF	8.50	8.50	3,016
12	0966	FIRE SPRNK	0	0	0	0	9,524.00	SF	3.00	3.00	21,429
13	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	80

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001400	C	SUPERMARKT	0	0004	PUD	0.00	0.00	217,800.00	SF	



1 SUPER MRKT - 0% - 0 Heated Area: 46039 HX Base Yr

TOTAL OB/XF											
246,837											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001400	C	SUPERMARKT	0	0004	PUD	0.00	0.00	217,800.00	SF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 3											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						2,586,630					
TOTAL MARKET OB/XF VALUE						266,391					
TOTAL LAND VALUE - MARKET						762,300					
TOTAL MARKET VALUE						3,615,321					
SOH/AGL Deduction						594,084					
ASSESSED VALUE						3,021,237					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						3,021,237					
TOTAL JUST VALUE						3,615,321					
NCON VALUE						0					
INCOME VALUE						2,502,874					
PREVIOUS YEAR MKT VALUE						3,614,600					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001198	XFOB - BUS SHELTE	1,075	02/07/2019
E24838	ELEC OTHER	0	03/01/2012
P13667	OTHER	0	02/01/2009
C19899	CO ISSUED	0	05/01/2007
B19899	ADDITION	1,500,000	05/01/2007
B07786	NEW CONSTR	42,400	12/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0747/0838	12/29/1995	WD	U	I	02
GRANTOR: PEREGRINE PROPERTIES					
GRANTEE: PARK SLOPE DEVELOPM					
0713/1301	9/09/1994	WD	U	I	02
GRANTOR: WINN DIXIE STORES INC					
GRANTEE: PEREGRINE PROPERTIE					

BUILDING NOTES											
SFB=[YR=1997] W53SFB=[YR=1993] W46CLP=[YR=1994]											
N35W12S35E12SW161S19BAS=[YR=1993] S157CAN=[YR=1994]											
S12PTO=[YR=1993] S3E46 D7 R10 E129 U7 R8 E14N3W27S8W119											
N8W61SE61CAN=[YR=2008] S8E119N8W74 U5 L5 W15 D5 L5 W20SE18											
U12 L12 W67SE67BAS=[YR=2007] D12 R12 E2 U5 R5 E15 D5 R5											
E69N12W108SE108 CAN=[YR=1994] S12E32N12W32SE32N139											
W159N14W14N4W34SE34S4E14S14E53 SFB=[YR=1994] E8SFB=[YR=1994]											
E18SFB=[YR=1994] E17SFB=[YR=1994] E21KTA=[YR=1993] E42N24											
W14SFB=[YR=1994] W8S10E8N10SS10W8S7											
W20S7\$N7E20N17W41S24\$N22W35S17 E18S5\$N5W18S5\$N12W8S12\$N12E8											
N10E35N2E63N13\$S15SFB=[YR=1998] S10 E8N10W8\$E8S3E7S6E30N1E8											
BAS=[YR=1997] W8S1W30N6W7S7W8S151 CAN=[YR=1998]											

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