PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/TREVETT MOCK LLC
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2023

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

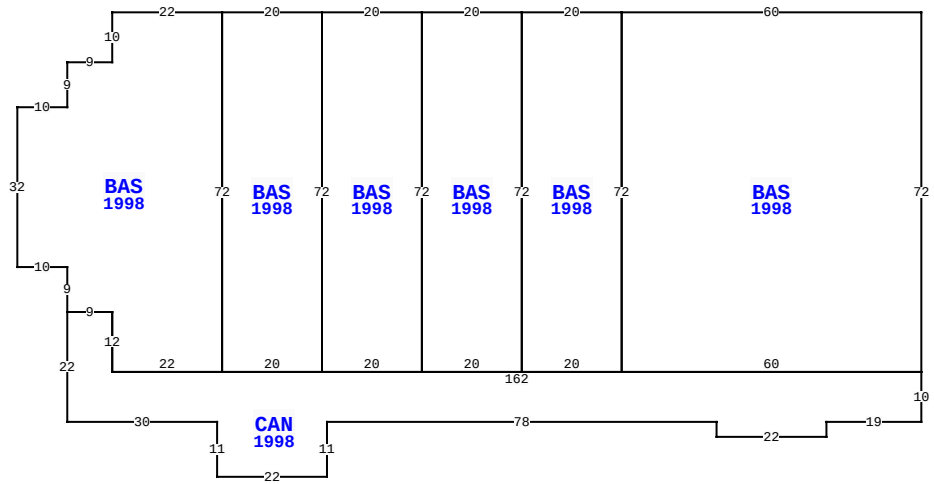
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		49 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		29 100
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	1,440	100	1,440	128,283
BAS	1,440	100	1,440	128,283
BAS	1,440	100	1,440	128,283
BAS	1,440	100	1,440	128,283
BAS	2,354	100	2,354	209,707
BAS	4,320	100	4,320	384,849
CAN	2,126	30	638	56,837
TOTALS	14,560		13,072	1,164,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	13,072	114.0014	125.12	1,635,569	1998	1998	0	0	0	28.80	71.20

1 NBHD SHOP - 0% - 0 Heated Area: 12434 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019 KK	LGL DATE	
XF DATE	09/17/2019 KK	LAND DATE	09/17/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,324,430
TOTAL MARKET OB/XF VALUE	139,188
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,488,621
SOH/AGL Deduction	1,629,702
ASSESSED VALUE	2,858,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,858,919
TOTAL JUST VALUE	4,488,621
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	2,903,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008169	REMODEL	25,000	05/19/2019
18007539	XFOB - CARPORT	16,156	10/11/2018
B1428417	REPAIR/RRF	50,000	03/01/2014
E1427336	REMODEL	0	03/01/2014
E1427432	REMODEL	0	03/01/2014
M1419319	H/AC	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 BAS=[YR=1998] W20 BAS=[YR=1998] W20
BAS=[YR=1998] W20 BAS=[YR=1998] W20 BAS=[YR=1998] W22 S10
W9 S9 W10 S32 E10 S9 CAN=[YR=1998] S22 E30 S11 E22 N11 E78
S3 E22 N3 E19 N10 W162 N12 W9$ E9 S12 E22 N72$ S72 E20 N72$
S72 E20 N72$ S72 E20 N72$ S72 E20 N72$ S72 E60 N72$.

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	0430	CL FNC 6B	0	0	0	0	710.00	LF	9.70	9.70	100	1997	1997	3	45	3,099	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1997	1997	3	45	315	
3	0803	ASPHALT C	0	0	0	0	27,898.00	SF	2.00	2.00	100	1999	1999	3	50	27,898	
4	0812	CONCRETE C	0	0	0	0	893.00	SF	4.00	4.00	100	1999	1999	3	79	2,822	
5	0400	CONC CURB	0	0	0	0	595.00	LF	15.00	15.00	100	2000	2000	3	85	7,586	
7	0424	CL FNC 6'	0	0	0	0	163.00	LF	20.00	20.00	100	2000	2000	3	55	1,793	
8	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
9	2028	WALL SAFE	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	100	200	
10	0811	CONCRETE B	0	0	0	0	1,931.00	SF	5.20	5.20	100	2000	2000	3	80	8,033	
11	0463	FENCE GATE	0	0	0	0	15.00	UT	300.00	300.00	100	2000	2000	3	55	2,475	

TOTAL OB/XF 54,461

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	PUD	0.00	0.00	292,858.00	SF		1.00	1.00	1.00	3.50	3.50	1,025,003							

REVIEW DATE 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/TREVETT MOCK LLC
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2023

25-2N-28-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

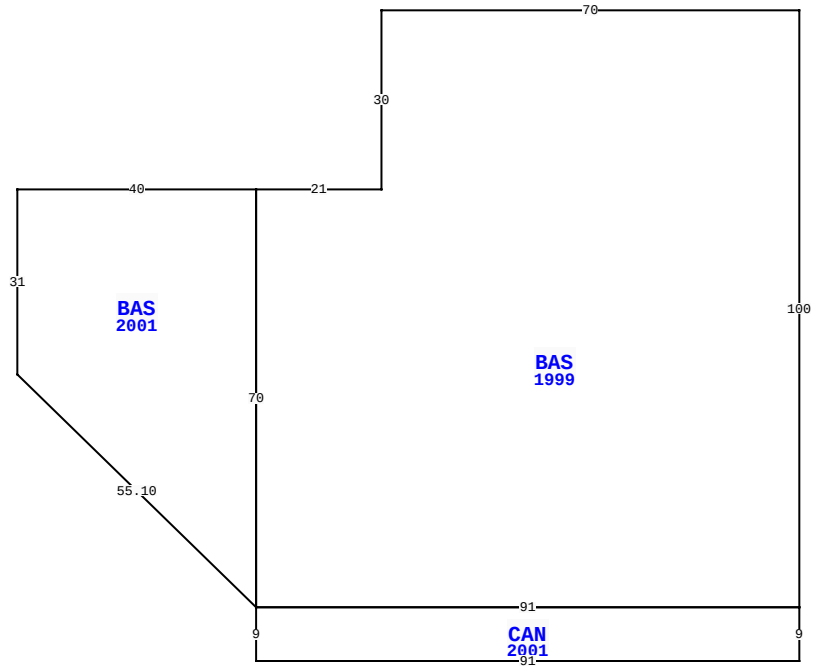
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		17 100
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	8,470	100	8,470	718,949
BAS	2,020	100	2,020	171,461
CAN	819	30	246	20,881
TOTALS	11,309		10,736	911,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,736	106.8220	117.24	1,258,689	1999	1999	0	0	0	27.60	72.40

7 NBHD SHOP - 0% - 0 Heated Area: 10490 HX Base Yr



BLD DATE	09/17/2019 KK	LGL DATE	
XF DATE	09/17/2019 KK	LAND DATE	09/17/2019 KK
INC DATE		AG DATE	

96016 LOFTON SQUARE CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,324,430
TOTAL MARKET OB/XF VALUE	139,188
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,488,621
SOH/AGL Deduction	1,629,702
ASSESSED VALUE	2,858,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,858,919
TOTAL JUST VALUE	4,488,621
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	2,903,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417256	REMODEL	0	03/01/2014
B1428408	DEMOLITION	1,000	02/01/2014
B1328110	S & J LIQUOR	12,000	12/01/2013
E1327069	REMODEL	0	12/01/2013
B1327551	CO ISSUED	0	10/03/2013
B1327551	REMODEL	190,000	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S30 W21 BAS=[YR=2001] W40 S31 D39 R40 N70$ S70 CAN=[YR=2001] S9 E91 N9 W91$ E91 N100$.

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
13	0098	AWNING MTL	0	0	0	0	6.00	SF	13.00	13.00	100	2000	2000	3	20	16	
14	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2002	2002	3	100	4,500	
15	0143	BAR TOP G	0	0	0	0	59.00	LF	315.00	315.00	100	2006	2006	3	31	5,761	
16	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2006	2006	3	88	1,364	
17	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	31	124	
18	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
19	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
20	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	1999	1999	3	100	1,400	
21	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	2010	2010	3	92	502	
22	1075	TRELLIS G	0	0	13	15	195.00	SF	35.00	35.00	100	2010	2010	3	64	4,368	

TOTAL OB/XF 18,275

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/TREVETT MOCK LLC
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2023

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

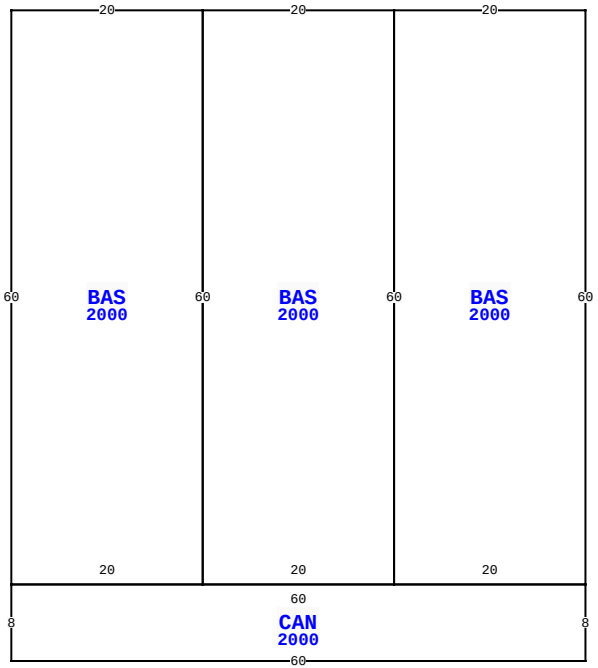
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		15 100
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	1,200	100	1,200	131,068
BAS	1,200	100	1,200	131,068
BAS	1,200	100	1,200	131,068
CAN	480	30	144	15,728
TOTALS	4,080		3,744	408,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,744	127.5923	140.03	524,272	2000	2000	0	0	0	22.00	78.00

8 NBHD SHOP – 0% - 0 Heated Area: 3600 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019	KK	LGL DATE		
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,324,430
TOTAL MARKET OB/XF VALUE	139,188
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,488,621
SOH/AGL Deduction	1,629,702
ASSESSED VALUE	2,858,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,858,919
TOTAL JUST VALUE	4,488,621
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	2,903,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327083	CO ISSUED	0	06/06/2013
B24846	REMODEL	6,000	06/01/2011
B24549	ADDITION	100	04/01/2011
C24254	CO ISSUED	0	02/02/2011
B24254	REMODEL	2,000	01/01/2011
B24083	DEMOLITION	500	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 BAS=[YR=2000] W20 BAS=[YR=2000] W20 S60 CAN=[YR=2000] S8 E60 N8 W60$ E20 N60$ S60 E20 N60$ S60 E20 N60$.

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
23	0835	QUARY TILE	0	0	0	0	275.00	SF	10.00	10.00	100	2010	2010	3	92	2,530	
24	0462	ST/AL FNC	0	0	0	0	174.00	SF	10.00	10.00	100	2010	2010	3	64	1,114	
25	0424	CL FNC 6'	0	0	0	0	637.00	LF	20.00	20.00	100	2005	2005	3	69	8,791	
26	0424	CL FNC 6'	0	0	0	0	603.00	LF	20.00	20.00	100	2005	2005	3	69	8,321	
27	0462	ST/AL FNC	0	0	0	0	870.00	SF	10.00	10.00	100	2000	2000	3	29	2,523	
28	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2010	2010	3	50	160	
29	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
30	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	55	990	
31	0819	CONC 12"	0	0	0	0	112.00	SF	9.50	9.50	100	1997	1997	3	75	798	
32	0976	DECORATIVE	0	0	0	0	16.00	UT	125.00	125.00	100	1997	1997	3	45	900	

TOTAL OB/XF 26,541

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/TREVETT MOCK LLC
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2023

25-2N-28-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

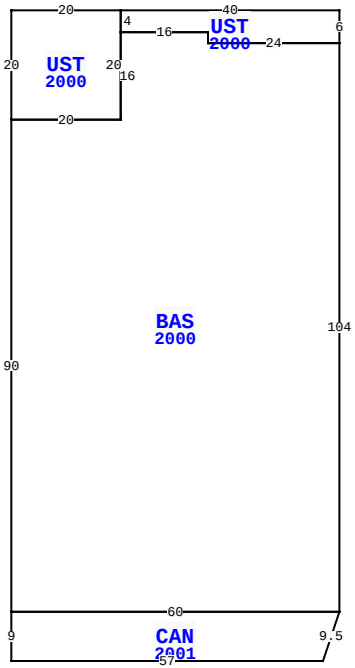
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		16 100
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	5,992	100	5,992	550,779
CAN	527	30	158	14,523
UST	208	40	83	7,629
UST	400	40	160	14,707
TOTALS	7,127		6,393	587,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	6,393	113.7916	124.89	798,422	2000	2000	0	0	0	26.40	73.60

12 NBHD SHOP - 0% - 0 Heated Area: 5992 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019	KK	LGL DATE	
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,324,430
TOTAL MARKET OB/XF VALUE	139,188
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,488,621
SOH/AGL Deduction	1,629,702
ASSESSED VALUE	2,858,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,858,919
TOTAL JUST VALUE	4,488,621
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	2,903,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23670	DEMOLITION	500	06/01/2010
C22825	CO ISSUED	0	09/16/2009
B22825	REMODEL	1,500	09/01/2009
E22077	ELEC OTHER	150	09/01/2009
C21806	CO ISSUED	0	05/11/2009
B0922268	CO ISSUED	0	03/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2000] W40UST=[YR=2000] W20S20 BAS=[YR=2000] S90CAN=[YR=2001] S9E57 U9 R3 W60$E60N104W24N2W16S16W20$E20 N20$S4E16S2E24N6$.

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
33	0803	ASPHALT C	0	0	0	0	13,616.00	SF	2.00	2.00	100	1992	1992	3	50	13,616	
34	0400	CONC CURB	0	0	0	0	72.00	LF	15.00	15.00	100	1992	1992	3	74	799	
35	0142	BAR TOP A	0	0	0	0	33.00	LF	165.00	165.00	100	2014	2014	3	70	3,812	
36	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	2014	2014	3	70	1,848	
37	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
38	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534	
39	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2014	2014	3	78	304	
40	0443	STK FNC 6'	0	0	0	0	54.00	LF	10.00	10.00	100	2014	2014	3	70	378	
41	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2005	2005	3	27	84	
42	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2014	2014	3	80	6,600	

TOTAL OB/XF 28,242

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/TREVETT MOCK LLC
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2023

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

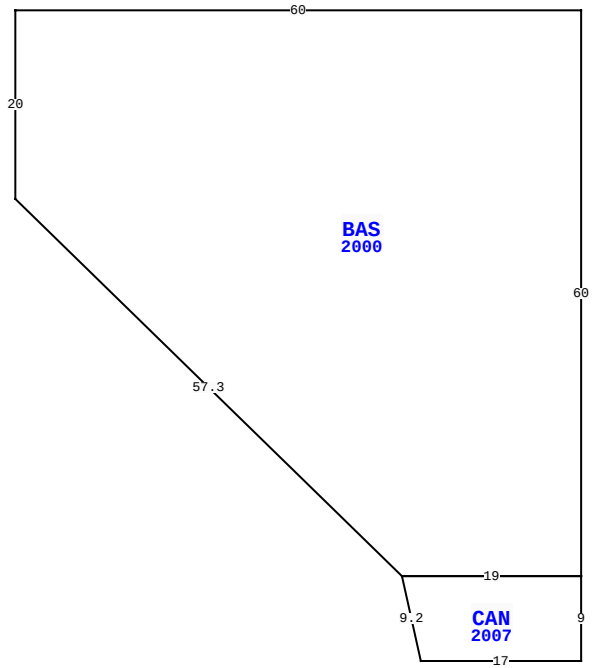
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2,780	247,678
CAN	162	30	49	4,365
TOTALS	2,942		2,829	252,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	2,829	110.2920	121.05	342,450	2000	2000	0	0	0	26.40	73.60

14 NBHD SHOP – 0% - 0 Heated Area: 2780 HX Base Yr



BLD DATE	09/17/2019	KK	LGL DATE
XF DATE	09/17/2019	KK	LAND DATE 09/17/2019 KK
INC DATE			AG DATE

96016 LOFTON SQUARE CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 5 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,324,430
TOTAL MARKET OB/XF VALUE	139,188
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,488,621
SOH/AGL Deduction	1,629,702
ASSESSED VALUE	2,858,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,858,919
TOTAL JUST VALUE	4,488,621
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	2,903,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21564	ELEC OTHER	1,700	01/01/2009
E21565	ELEC OTHER	150	01/01/2009
B21806	REMODEL	300,000	08/01/2008
R11471	REPAIR/RRF	27,850	08/01/2008
B21122	DEMOLITION	1,400	02/01/2008
B20771	ADDITION	2,860	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60S20 D40 R41 CAN=[YR=2007] D9 R2
E17N9W19$E19N60$.

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
43	0351	CARPORT MT	0	0	26	26	676.00	SF	7.10	7.10	100	2018	2018	3	86	4,128	
44	0855	CONC PAVER	0	0	0	0	694.00	SF	10.00	10.00	100	2018	2018	3	98	6,801	
45	0446	BOX FNC 6'	0	0	0	0	43.00	LF	20.00	20.00	100	2018	2018	3	86	740	

LAND DESCRIPTION

TOTAL OB/XF 11,669

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/02/2023 BY SYS