PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1939/1924

STRATEGIC EQUITY INVESTMENTS LLC
3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

2023

25-2N-28-0000-0002-0460

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

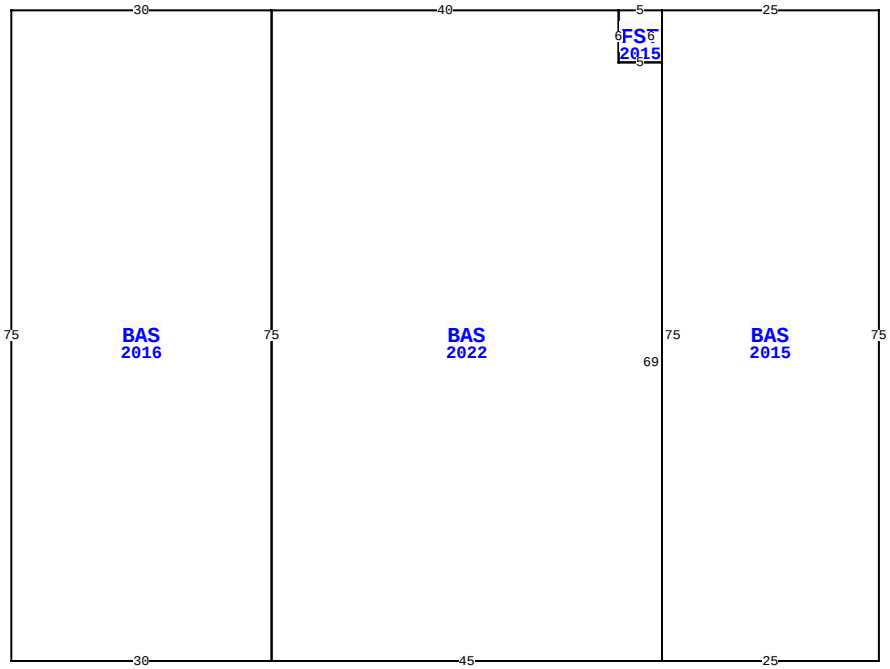
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	266,148
BAS	2,250	100	2,250	319,379
BAS	3,345	100	3,345	474,809
FST	30	50	15	2,129
TOTALS	7,500		7,485	1,062,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	7,485	139.0686	152.63	1,142,436	2015	2015	0	0	0	7.00	93.00

2 NBHD SHOP - 0% - 2023 Heated Area: 7470 HX Base Yr



463852 SR 200, YULEE

BLD DATE	08/04/2022	KKHS	LGL DATE	
XF DATE	08/04/2022	KKHS	LAND DATE	08/04/2022 KKHS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,062,465
TOTAL MARKET OB/XF VALUE	118,997
TOTAL LAND VALUE - MARKET	909,636
TOTAL MARKET VALUE	2,091,098
SOH/AGL Deduction	0
ASSESSED VALUE	2,091,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,091,098
TOTAL JUST VALUE	2,091,098
NCON VALUE	429,179
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,704,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007943	BLD OUT SUITE B &	23,096	06/17/2021
M1622549	MECH OTHER - COOL	1,800	04/01/2016
B1631615	BUILD OUT 5/23/1	105,007	01/01/2016
P1518601	NEW CONSTR	0	08/01/2015
R1514563	REPAIR/RRF	42,620	08/01/2015
B1530753	SHELL STRUCTURE	871,575	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1924	9/26/2014	SW	U	I	12	935,800
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: STRATEGIC EQUITY IN						
1917/1363	5/19/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TD BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 FST=[YR=2015] W5 BAS=[YR=2022] W40
BAS=[YR=2016] W30 S75 E30 N75$ S75 E45 N69 W5 N6$ S6 E5 N6$
S75 E25 N75$.

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	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1998	1998	3	48	9,715	
15	0803	ASPHALT C	0	0	0	0	27,309.00	SF	2.00	2.00	100	2015	2015	3	78	42,602	
16	0400	CONC CURB	0	0	0	0	938.00	LF	15.00	15.00	100	2015	2015	3	97	13,648	
17	0812	CONCRETE C	0	0	0	0	2,244.00	SF	4.00	4.00	100	2015	2015	3	96	8,617	
18	0097	AWNING CN	0	0	0	0	98.00	SF	65.00	65.00	100	2015	2015	3	81	5,160	
19	0098	AWNING MTL	0	0	0	0	460.00	SF	13.00	13.00	100	2015	2015	3	74	4,425	
20	0402	CONC BUMPE	0	0	0	0	37.00	UT	25.00	25.00	100	2015	2015	3	97	897	
21	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	100	2015	2015	3	96	948	
22	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	2015	2015	3	96	175	
23	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	100	2015	2015	3	96	861	

TOTAL OB/XF 87,048

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		PUD	247.00	217.00	53,508.00	SF		1.00	1.00	1.00	17.00	17.00	909,636							

REVIEW DATE 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1939/1924

STRATEGIC EQUITY INVESTMENTS LLC
3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

2023

25-2N-28-0000-0002-0460

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

BLD DATE	08/04/2022	KKHS	LGL DATE
XF DATE	08/04/2022	KKHS	LAND DATE 08/04/2022 KKHS
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,062,465
TOTAL MARKET OB/XF VALUE	118,997
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TOTAL MARKET VALUE	2,091,098
SOH/AGL Deduction	0
ASSESSED VALUE	2,091,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,091,098
TOTAL JUST VALUE	2,091,098
NCON VALUE	429,179
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,704,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530359	DEMOLITION	24,975	04/01/2015
B9704151	NEW CONSTR	350,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1924	9/26/2014	SW	U	I	12	935,800
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: STRATEGIC EQUITY IN						
1917/1363	5/19/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TD BANK NATIONAL AS						

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
24	0812	CONCRETE C	0	0	0	0	1,423.00	SF	4.00	4.00	100	2015	2015	3	96	5,464	
25	1123	CB 8"	0	0	0	0	509.00	SF	6.15	6.15	100	2015	2015	3	96	3,005	
26	0810	CONCRETE A	0	0	0	0	330.00	SF	6.50	6.50	100	2015	2015	3	96	2,059	
27	0463	FENCE GATE	0	0	0	0	6.00	UT	525.00	525.00	100	2015	2015	3	90	2,835	
28	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2015	2015	3	100	600	
29	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	6.50	100	2015	2015	3	96	1,123	
30	0462	ST/AL FNC	0	0	0	0	222.00	SF	10.00	10.00	100	2016	2016	3	84	1,865	
31	0964	HALON SYST	0	0	14	4	56.00	SF	50.00	50.00	100	2016	2016	3	97	2,716	
32	0381	COOLER	0	0	6	6	36.00	SF	82.50	82.50	100	2022	2022	3	99	2,940	
33	0383	FREEZER	0	0	6	6	36.00	SF	105.00	105.00	100	2022	2022	3	99	3,742	

TOTAL OB/XF 26,349

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 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/02/2023 BY SYS

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2023

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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
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MARKET ADJUSTMENTS

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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
34	0964	HALON SYST	0	0	0	0	112.00	SF	50.00	50.00	100	2022	2022	3	100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/02/2023 BY SYS