PT W1/4 OF NW1/4 SEC 25-2N-28E
& PT FRAC SEC 1-2N-27E PT
OR 1723/963 BEING EXHIBIT B-1

VILLAGES OF AMELIA LLC
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2023

25-2N-28-0000-0002-1020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	08	CLAY TILE 20
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	07	CORK/VTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

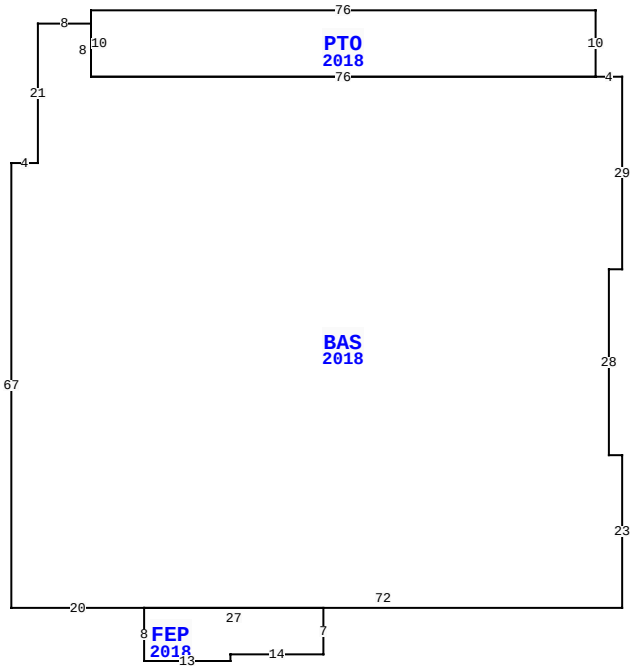
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,316	100	7,316	1,342,092
FEP	202	80	162	29,719
PTO	760	5	38	6,971
TOTALS	8,278		7,516	1,378,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	7,516	105.6090	187.19	1,406,920	2018	2018	0	0	0	2.00	98.00

1 RSTARANT 1 – 0% - 0 Heated Area: 7478 HX Base Yr



BLD DATE	12/10/2019	KK	LGL DATE	
XF DATE	12/10/2019	KK	LAND DATE	12/10/2019 KK
INC DATE			AG DATE	

96150 DAVID HALLMAN PKWY, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,378,782
TOTAL MARKET OB/XF VALUE	178,024
TOTAL LAND VALUE - MARKET	405,545
TOTAL MARKET VALUE	1,962,351
SOH/AGL Deduction	675,253
ASSESSED VALUE	1,287,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,287,098
TOTAL JUST VALUE	1,962,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,457,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000240	XFOB-AWNINGS	8,460	07/12/2019
17005190	NEW CONSTR	1,181,612	06/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0197	3/22/2006	WD	U	V	19	933,900

GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 PTO=[YR=2018] N10 W76 S10 E76$ W76 N8 W8 S21 W4 S67 E20 FEP=[YR=2018] S8 E13 N1 E14 N7 W27$ E72 N23 W2 N28 E2 N29$.

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	29,865.00	SF	2.00	2.00	100	2018	2018	3	84	50,173	
2	0400	CONC CURB	0	0	0	0	1,372.00	LF	15.00	15.00	100	2018	2018	3	99	20,374	
3	0812	CONCRETE C	0	0	0	0	1,433.00	SF	4.00	4.00	100	2018	2018	3	98	5,617	
4	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	2018	2018	3	99	396	
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2018	2018	3	86	1,032	
6	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	2018	2018	3	98	1,325	
7	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	2018	2018	3	98	408	
8	1123	CB 8"	0	0	0	0	412.00	SF	6.15	6.15	100	2018	2018	3	98	2,483	
9	0810	CONCRETE A	0	0	24	17	408.00	SF	6.50	6.50	100	2018	2018	3	98	2,599	
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	14,421	

TOTAL OB/XF 98,828

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	002100	C	RESTAURANT	0		PUD	0.00	0.00	57,935.00	SF		1.00	1.00	0.70	10.00	7.00	405,545							

REVIEW DATE 12/10/2019 BY KK Total Acres: 0.00 Total Land Value: 405,545 Market: 0 Agricultural: 0 Common: 405,545 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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XF DATE	12/10/2019	KK	LAND DATE 12/10/2019 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
11	0966	FIRE SPRNK	0	0	0	0	7,316.00	SF	3.00	3.00	100	2018	2018	3	98	21,509	
12	0142	BAR TOP A	0	0	0	0	85.00	LF	165.00	165.00	100	2018	2018	3	86	12,062	
13	0964	HALON SYST	0	0	22	4	88.00	SF	50.00	50.00	100	2018	2018	3	98	4,312	
14	0381	COOLER	0	0	21	9	189.00	SF	82.50	82.50	100	2018	2018	3	95	14,813	
15	0383	FREEZER	0	0	9	9	81.00	SF	105.00	105.00	100	2018	2018	3	95	8,080	
16	0381	COOLER	0	0	22	9	198.00	SF	82.50	82.50	100	2018	2018	3	95	15,518	
17	0097	AWNING CN	0	0	0	0	48.00	SF	65.00	65.00	100	2019	2019	3	93	2,902	

LAND DESCRIPTION

TOTAL OB/XF 79,196

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 12/10/2019 BY KK Total Acres: 0.00 Total Land Value: 405,545 Market: 0 Agricultural: 0 Common: 405,545 PRINTED 08/02/2023 BY SYS