

PT SW1/4 OF NW1/4
SEC 25-2N-28E PT OR 1723/963
BEING EXHIBIT B-1"OUTPARCEL 5"

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

2023

25-2N-28-0000-0002-1060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND								
Exterior Wall	17	CB STUCCO 50								1602	04	7,104	118.8100	130.39	926,291	2013	2013	0	0	20	9.00	71.00								
Exterior Wall	20	FACE BRICK 50								1 NBHD SHOP - 0% - 2014										Heated Area: 7083										
Roof Structure	09	RIDGE FRME 100																		HX Base Yr										
Roof Cover	04	BUILT-UP 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	07	CORK/VTILE 50																												
Interior Floor	15	HARDTILE 50																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	04	ROOF TOP 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	27	100																												
Frame	03	MASONRY 100																												
Story Height	16	100																												
RMS	17	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	3,047	100	3,047	282,082																										
BAS	4,036	100	4,036	373,640																										
FST	42	50	21	1,944																										
TOTALS	7,125		7,104	657,667																										
EXTRA FEATURES					463859 SR 200, YULEE																									
L N	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	43,868.00	SF	2.00	2.00	1	2013	2013	3	1	877														
2	0400	CONC CURB	0	0	0	0	2,085.00	LF	15.00	15.00	1	2013	2013	3	1	313														
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	1	2013	2013	3	1	228														
4	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	1	2013	2013	3	1	25														
5	0810	CONCRETE A	0	0	33	14	462.00	SF	6.50	6.50	1	2013	2013	3	1	30														
6	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	1	2013	2013	3	1	4														
7	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	1	2013	2013	3	1	35														
8	1123	CB 8"	0	0	61	6	366.00	SF	6.15	6.15	1	2013	2013	3	1	23														
9	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	1	2013	2013	3	1	18														
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	1	2013	2013	3	1	10														
LAND DESCRIPTION					TOTAL OB/XF 1,563																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	77,101.00	SF		1.00	1.00	1.00	15.00	15.00	1,156,515													
REVIEW DATE 02/01/2018 BY KK Total Acres: 0.00 Total Land Value: 1,156,515 Market: 0 Agricultural: 0 Common: 1,156,515 PRINTED 08/02/2023 BY SYS																														

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REVIEW DATE	02/01/2018	BY	KK	Total Acres: 0.00	Total Land Value: 1,156,515	Market: 0	Agricultural: 0	Common: 1,156,515	PRINTED 08/02/2023 BY SYS
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