

PT SW1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 1771/523
BEING "OUTPARCEL 6"

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

2023

25-2N-28-0000-0002-1070



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	20	FACE BRICK 30		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	15	HARDTILE 60		
Interior Floor	11	CLAY TILE 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	04	ROOF TOP 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		23 100		
Frame	03	MASONRY 100		
Story Height		12 100		
RMS		6 100		
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	2,380	100	2,380	300,702
BAS	1,998	100	1,998	252,438
FST	48	50	24	3,032
TOTALS		4,426	4,402	556,173

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 NBHD SHOP - 0% - 0	04	4,402	122.4670	134.41	591,673	2016	2016	0	0	6.00	94.00	
Heated Area: 4378 HX Base Yr												
TOTALS	4,426		4,402	556,173								

NASSAU COUNTY PROPERTY				PAGE 1 of 3		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				556,173		
TOTAL MARKET OB/XF VALUE				115,593		
TOTAL LAND VALUE - MARKET				784,080		
TOTAL MARKET VALUE				1,455,846		
SOH/AGL Deduction				327,555		
ASSESSED VALUE				1,128,291		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,128,291		
TOTAL JUST VALUE				1,455,846		
NCON VALUE				0		
INCOME VALUE				1,489,197		
PREVIOUS YEAR MKT VALUE				1,040,560		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	27,220.00	SF	2.00	2.00	70	2016
2	0400	CONC CURB	0	0	0	0	1,437.00	LF	15.00	15.00	80	2016
3	0812	CONCRETE C	0	0	0	0	1,526.00	SF	4.00	4.00	80	2016
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	80	2016
5	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	80	2016
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	80	2016
7	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	80	2016
8	0351	CARPORT MT	0	0	6	4	24.00	SF	10.00	10.00	80	2016
9	0810	CONCRETE A	0	0	0	0	265.00	SF	6.50	6.50	80	2016
10	0463	FENCE GATE	0	0	0	0	4.00	UT	525.00	525.00	80	2016
TOTAL OB/XF 78,509												
LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	52,272.00	SF		1.00
REVIEW DATE 02/04/2022 BY KK												

463875 SR 200, YULEE						XF DATE		02/04/2022			KK		LAND DATE		02/04/2022			KK	
						INC DATE							AG DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
27,220.00	SF	2.00	2.00	70	2016	2016	3	70	38,108										
1,437.00	LF	15.00	15.00	80	2016	2016	3	80	17,244										
1,526.00	SF	4.00	4.00	80	2016	2016	3	80	4,883										
6.00	UT	2,530.00	2,530.00	80	2016	2016	3	80	12,144										
3.00	UT	500.00	500.00	80	2016	2016	3	80	1,200										
8.00	UT	100.00	100.00	80	2016	2016	3	80	640										
200.00	SF	6.50	6.50	80	2016	2016	3	80	1,040										
24.00	SF	10.00	10.00	80	2016	2016	3	80	192										
265.00	SF	6.50	6.50	80	2016	2016	3	80	1,378										
4.00	UT	525.00	525.00	80	2016	2016	3	80	1,680										
TOTAL OB/XF										78,509									

R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	PUD	0.00	0.00	52,272.00	SF		1.00	1.00	1.00	15.00	15.00	7

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