PT W1/2 OF SEC 25-2N-28E
PT OR 1771/523 BEING
"OUTPARCEL 7"

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

2023

25-2N-28-0000-0002-1080

BUILDING CHARACTERISTICS

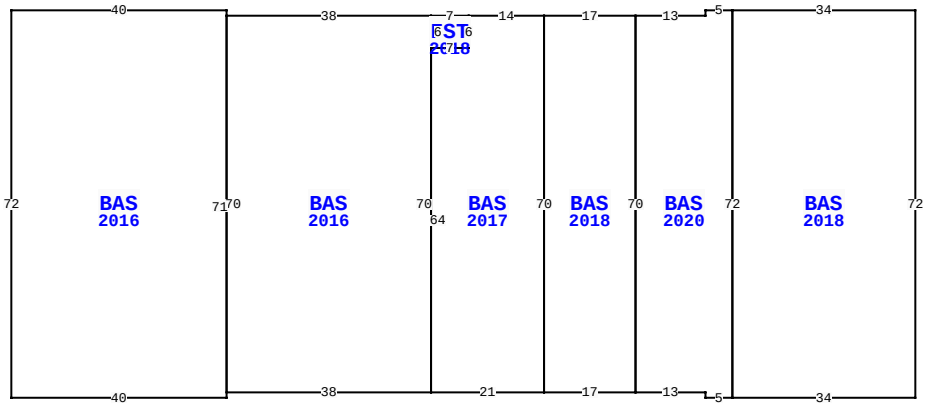
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,660	100	2,660	325,102
BAS	2,880	100	2,880	351,991
BAS	1,428	100	1,428	174,529
BAS	1,190	100	1,190	145,441
BAS	2,448	100	2,448	299,192
BAS	1,270	100	1,270	155,218
FST	42	50	21	2,566
TOTALS	11,918		11,897	1,454,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	11,897	118.4722	130.02	1,546,848	2016	2016	0	0	0	6.00	94.00

1 NBHD SHOP – 0% - 0 Heated Area: 11876 HX Base Yr



463909 SR 200, YULEE

BLD DATE	05/22/2020	KK	LGL DATE		
XF DATE	05/22/2020	KK	LAND DATE	05/22/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,454,037
TOTAL MARKET OB/XF VALUE	189,515
TOTAL LAND VALUE - MARKET	1,163,055
TOTAL MARKET VALUE	2,806,607
SOH/AGL Deduction	800,606
ASSESSED VALUE	2,006,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,006,001
TOTAL JUST VALUE	2,806,607
NCON VALUE	0
INCOME VALUE	2,952,855
PREVIOUS YEAR MKT VALUE	1,904,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009737	REMODEL-MARCO'S P	86,234	12/17/2019
19006752	REMODEL-MARCO'S P	15,250	09/19/2019
18008636	XFOB - AWNINGS	10,833	11/13/2018
18005543	COOKIE CUTTERS	208,594	08/07/2018
18003040	BLD OUT-COMM 1ST	477,380	06/13/2018
18000794	REMODEL	34,000	01/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/0580	1/25/2007	WD	Q	V	01	2,850,000
GRANTOR: NASSAU HOLDING CO						
GRANTEE: VILLIAGES OF AMELIA						
1475/0555	1/25/2007	WD	U	V	11	100
GRANTOR: CHESTER INDUSTRIAL LL						
GRANTEE: VILLIAGES OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W34 BAS=[YR=2020] W5 S1 W13 BAS=[YR=2018] W17 BAS=[YR=2017] W14 FST=[YR=2018] W7 BAS=[YR=2016] W38 BAS=[YR=2016] N1 W40 S72 E40 N71$ S70 E38 N70$ S6 E7 N6$ S6 W7 S64 E21 N70$ S70 E17 N70$ S70 E13 S1 E5 N72$ S72 E34 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	0803	ASPHALT C	0	0	0	0	35,871.00	SF	2.00	2.00	100	2016	2016	3	80	57,394	
2	0400	CONC CURB	0	0	0	0	2,082.00	LF	15.00	15.00	100	2016	2016	3	98	30,605	
3	0812	CONCRETE C	0	0	0	0	5,705.00	SF	4.00	4.00	100	2016	2016	3	97	22,135	
4	0097	AWNING CN	0	0	0	0	207.00	SF	65.00	65.00	100	2016	2016	3	84	11,302	
5	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2016	2016	3	100	500	
6	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2016	2016	3	92	13,966	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2016	2016	3	92	1,380	
8	1127	BRICK 8"	0	0	0	0	28.00	SF	11.00	11.00	100	2016	2016	3	99	305	
9	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2016	2016	3	99	261	
10	1126	CB/STC 8"	0	0	0	0	28.00	SF	8.00	8.00	100	2016	2016	3	97	217	

TOTAL OB/XF 138,065

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	001610	C	SH CTR NHD	0		PUD	0.00	0.00	77,537.00	SF		1.00	1.00	1.00	15.00	15.00	1,163,055							

REVIEW DATE 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 1,163,055 Market: 0 Agricultural: 0 Common: 1,163,055 PRINTED 08/02/2023 BY SYS

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DOR CODE	1600	COMMUNITY SHOPPING	
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NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	2,806,607
NCON VALUE	0
INCOME VALUE	2,952,855
PREVIOUS YEAR MKT VALUE	1,904,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002604	NEW CONSTR-T-MOBI	59,393	03/29/2017
B1633080	NEW CONSTR-INT FI	45,000	09/01/2016
B1632848	NEW CONSTR-BUILD	130,000	08/01/2016
B1632674	NEW CONSTR-BUILD	71,353	07/01/2016
R1615036	NEW CONSTR-ROOF	60,100	05/01/2016
B1632402	NEW CONSTR-BUILD	220,351	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1475/0580	1/25/2007	WD	Q	V	01	2,850,000
GRANTOR: NASSAU HOLDING CO						
GRANTEE: VILLIAGES OF AMELIA						
1475/0555	1/25/2007	WD	U	V	11	100
GRANTOR: CHESTER INDUSTRIAL LL						
GRANTEE: VILLIAGES OF AMELIA						

BLD DATE	05/22/2020	KK	LGL DATE	
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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
11	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2016	2016	3	100	600	
12	1123	CB 8"	0	0	0	0	414.00	SF	6.15	6.15	100	2016	2016	3	97	2,470	
13	0811	CONCRETE B	0	0	0	0	706.00	SF	5.20	5.20	100	2016	2016	3	97	3,561	
14	0463	FENCE GATE	0	0	0	0	7.00	UT	525.00	525.00	100	2016	2016	3	92	3,381	
15	0966	FIRE SPRNK	0	0	0	0	12,086.00	SF	3.00	3.00	100	2016	2016	3	97	35,170	
16	0810	CONCRETE A	0	0	14	6	84.00	SF	6.50	6.50	100	2018	2018	3	98	535	
17	0097	AWNING CN	0	0	0	0	98.00	SF	65.00	65.00	100	2018	2018	3	90	5,733	

LAND DESCRIPTION

TOTAL OB/XF 51,450

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 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 1,163,055 Market: 0 Agricultural: 0 Common: 1,163,055 PRINTED 08/02/2023 BY SYS