PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 08 | DECORATIVE 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 10 | TERRAZZO 40 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 38 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 14 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

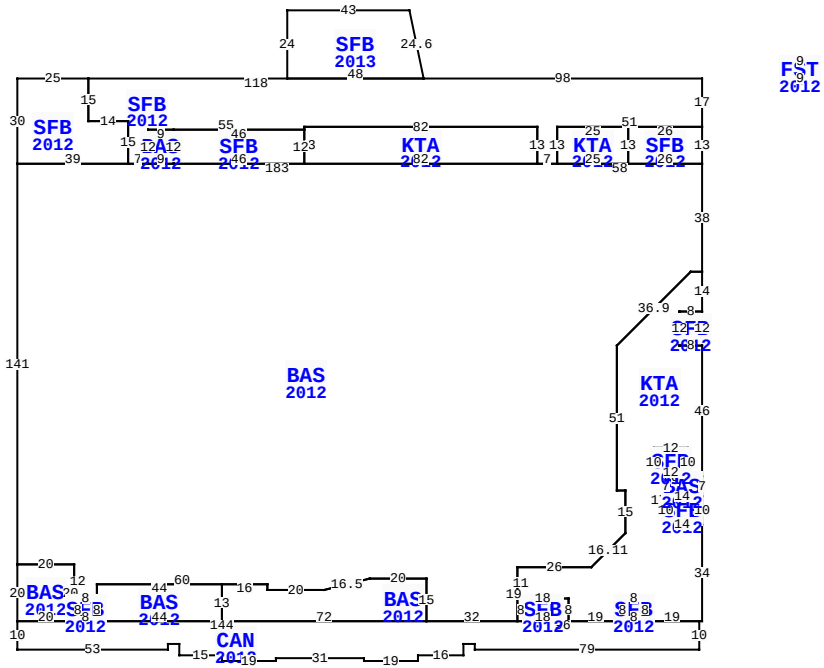
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 98 | 100 | 98 | 9,908 |
| BAS | 108 | 100 | 108 | 10,918 |
| BAS | 400 | 100 | 400 | 40,438 |
| BAS | 572 | 100 | 572 | 57,827 |
| BAS | 936 | 100 | 936 | 94,625 |
| BAS | 32,821 | 100 | 32,821 | 3,318,049 |
| CAN | 2,691 | 30 | 807 | 81,584 |
| FST | 54 | 50 | 27 | 2,730 |
| KTA | 325 | 110 | 358 | 36,192 |
| KTA | 1,066 | 110 | 1,173 | 118,585 |
| TOTALS | 52,289 | | 47,305 | 4,782,313 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1401 | 04 | 47,305 | 128.7210 | 165.73 | 7,839,858 | 2012 | 2012 | 10 | 0 | 0 | 29.00 | 61.00 |

1 SUPER MRKT – 0% - 0 Heated Area: 45633 HX Base Yr




** This building has 23 Sub-Areas

463855 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/20/2020 | KK | LGL DATE | |
| XF DATE | 10/20/2020 | KK | LAND DATE | 10/20/2020 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22013550 | INTR REMODEL | 870,000 | 09/06/2022 |
| 20001512 | BUILD OUT | 189,726 | 03/18/2020 |
| 19005897 | XFOB-ENCL LOAD DO | 150,000 | 08/07/2019 |
| E1528999 | CRICKET SIGN | 0 | 03/01/2015 |
| C1428507 | EYE ENVY | 47,000 | 06/13/2014 |
| C1327818 | GREAT CLIPS | 0 | 05/09/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

## BUILDING NOTES

## 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 | 0964 | HALON SYST | 0 | 0 | 11 | 5 | 55.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 94 | 2,585 | |
| 2 | 0964 | HALON SYST | 0 | 0 | 8 | 4 | 32.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 94 | 1,504 | |
| 3 | 0964 | HALON SYST | 0 | 0 | 5 | 4 | 20.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 94 | 940 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 15.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |
| 5 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 6 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 4.00 | UT | 2,500.00 | 2,500.00 | 100 | 2012 | 2012 | 3 | 60 | 6,000 | |
| 7 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 2,912.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 41,933 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 94 | 3 | 282.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 1,723 | |
| 9 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,990.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 94 | 7,482 | |
| 10 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 144,982.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 208,774 | |

TOTAL OB/XF 272,741

## BUILDING DIMENSIONS

SFB=[YR=2012] W98 SFB=[YR=2013] U24 L5 W43 S24E48$W118
SFB=[YR=2012] W25S30 BAS=[YR=2012] S141BAS=[YR=2012] S20
CAN=[YR=2012] S10E53N2E4S4E15S2E19N1
E31S1E19N2E16N4E4S2E79N10 KTA=[YR=2012] E1N34SFB=[YR=2012]
N10 BAS=[YR=2012] N7W5SFB=[YR=2012] N10W12S10
E12$W9S7E14$W14S10E14$W14N17W3 N10E12S10E5N46SFB=[YR=2012]
N12W8S12 E8$W8N12E8N14W4 D26 L26 S51E3 S15 D12 L12
W26S11SFB=[YR=2012] S8E18 N8W18$E18S8E19SFB=[YR=2012]
E8N8W8S8 $N8E8S8E19$W96BAS=[YR=2012] N15W20 D4 L16
W20N2W16BAS=[YR=2012] W44S5 SFB=[YR=2012]
W8S8E8N8$S8E44N13$S13 E72$W144$E20N20W20$E20S12E8N5 E60S2E20
U4 R16 E20S15E32N19E26 U12 R12 N15W3N51 U26 R26 E4N38

## 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 | 0003 | PUD | 0.00 | 0.00 | 381,150.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 2,286,900 | | | | | | | |

REVIEW DATE 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 03 | CONC FINSH 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 38 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 21 100 |
| RMS | | 16 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | UN | UNKNOWN 100 |
| Quality | 04 | Quality Level 04 |

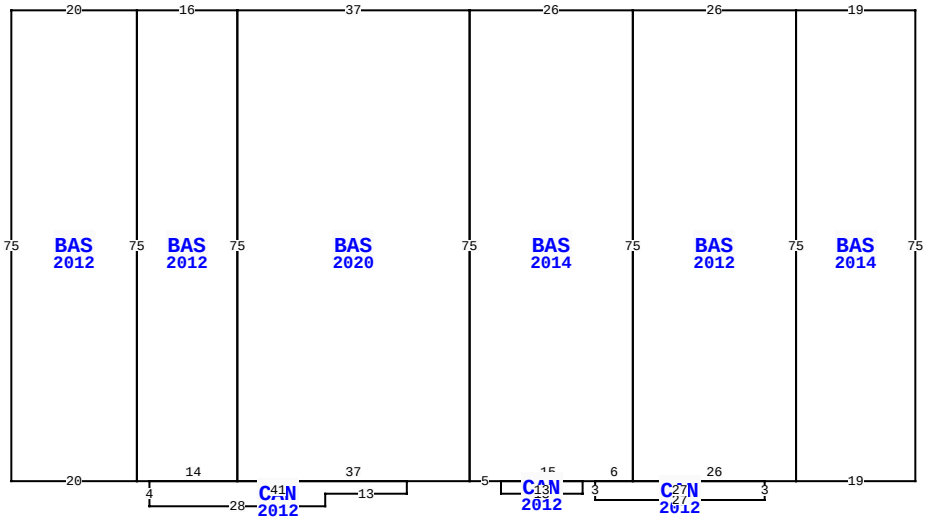
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 72,531 |
| BAS | 1,500 | 100 | 1,500 | 90,663 |
| BAS | 1,950 | 100 | 1,950 | 117,862 |
| BAS | 1,425 | 100 | 1,425 | 86,130 |
| BAS | 1,950 | 100 | 1,950 | 117,862 |
| BAS | 2,775 | 100 | 2,775 | 167,727 |
| CAN | 26 | 30 | 8 | 483 |
| CAN | 81 | 30 | 24 | 1,451 |
| CAN | 138 | 30 | 41 | 2,478 |
| TOTALS | 11,045 | | 10,873 | 657,188 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 10,873 | 126.0031 | 147.42 | 1,602,898 | 2012 | 2012 | 30 | 0 | 0 | 29.00 | 41.00 |

2 COMNTYSHOP - 0% - 0 Heated Area: 10800 HX Base Yr




463855 SR 200, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/20/2020 | KK | LGL DATE | | |
| XF DATE | 10/20/2020 | KK | LAND DATE | 10/20/2020 | KK |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1427495 | EYE ENVY | 0 | 04/01/2014 |
| B1428507 | EYE ENVY | 47,000 | 03/01/2014 |
| E1427405 | GREAT CLIPS | 0 | 03/01/2014 |
| E1427427 | EYE ENVY | 0 | 03/01/2014 |
| E1427435 | GREAT CLIPS | 0 | 03/01/2014 |
| P1417274 | GREAT CLIPS | 0 | 03/01/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2014] W19 BAS=[YR=2012] W26 BAS=[YR=2014] W26 BAS=[YR=2020] W37 BAS=[YR=2012] W16 BAS=[YR=2012] W20 S75 E20 N75$ S75 E2 CAN=[YR=2012] S4 E28 N2 E13 N2 W41$ E14 N75$ S75 E37 N75$ S75 E5 CAN=[YR=2012] S2 E13 N2 W13$ E15 CAN=[YR=2012] S3 E27 N3 W27$ E6 N75$ S75 E26 N75$ S75 E19 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 16.00 | UT | 2,530.00 | 2,530.00 | 100 | 2012 | 2012 | 3 | 85 | 34,408 | |
| 12 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 19.00 | UT | 500.00 | 500.00 | 100 | 2012 | 2012 | 3 | 85 | 8,075 | |
| 13 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,149.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 94 | 8,080 | |
| 14 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 100.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 611 | |
| 15 | 0850 | PEBBLE WLK | 0 | 0 | 16 | 7 | 112.00 | SF | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 94 | 368 | |
| 16 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 400.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 94 | 3,760 | |
| 17 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 50.00 | SF | 65.00 | 65.00 | 100 | 2012 | 2012 | 3 | 71 | 2,308 | |
| 18 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 6.00 | UT | 1,012.00 | 1,012.00 | 100 | 2012 | 2012 | 3 | 85 | 5,161 | |
| 19 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 632.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 9,101 | |
| 20 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 15.00 | UT | 450.00 | 450.00 | 100 | 2012 | 2012 | 3 | 85 | 5,738 | |

TOTAL OB/XF 77,610

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

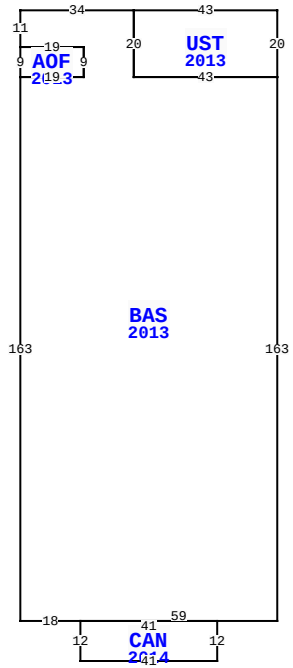
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 171 | 100 | 171 | 10,334 |
| BAS | 13,060 | 100 | 13,060 | 789,281 |
| CAN | 492 | 30 | 148 | 8,944 |
| UST | 860 | 40 | 344 | 20,790 |
| TOTALS | 14,583 | | 13,723 | 829,350 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 13,723 | 114.7854 | 134.30 | 1,842,999 | 2013 | 2013 | 30 | 0 | 0 | 25.00 | 45.00 |

3 COMNTYSHOP - 0% - 0 Heated Area: 13231 HX Base Yr




463855 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/20/2020 | KK | LGL DATE |
| XF DATE | 10/20/2020 | KK | LAND DATE 10/20/2020 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 3 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P1417289 | EYE ENVY | 0 | 03/01/2014 |
| B1328150 | EYE ENVY OPTICAL | 18,500 | 12/01/2013 |
| E1325918 | JOANNE FABRIC ELE | 143,300 | 02/01/2013 |
| M1317952 | JOANNE FABRIC HVA | 0 | 02/01/2013 |
| E1325867 | BARBARITO'S ELECT | 0 | 02/01/2013 |
| B1327818 | BLD OUT GREAT CLI | 34,000 | 01/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UST=[YR=2013] W43 BAS=[YR=2013] W34 S11 AOF=[YR=2013] S9 E19 N9 W19$ E19 S9 W19 S163 E18 CAN=[YR=2014] S12 E41 N12 W41$ E59 N163 W43 N20$ S20 E43 N20$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0976 | DECORATIVE | 0 | 0 | 0 | 0 | 14.00 | UT | 125.00 | 125.00 | 100 | 2012 | 2012 | 3 | 85 | 1,488 | |
| 22 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 315.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 94 | 1,821 | |
| 23 | 0810 | CONCRETE A | 0 | 0 | 21 | 11 | 231.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 1,411 | |
| 24 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |
| 25 | 0427 | CL FNC 10' | 0 | 0 | 0 | 0 | 52.00 | LF | 13.51 | 13.51 | 100 | 2012 | 2012 | 3 | 85 | 597 | |
| 27 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2019 | 2019 | 3 | 90 | 360 | |
| 28 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 128.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 782 | |
| 29 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 40.00 | LF | 10.65 | 10.65 | 100 | 2012 | 2012 | 3 | 85 | 362 | |
| 30 | 0810 | CONCRETE A | 0 | 0 | 16 | 12 | 192.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 1,173 | |
| 31 | 0810 | CONCRETE A | 0 | 0 | 22 | 5 | 110.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 672 | |

TOTAL OB/XF 9,066

### 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 | 10/20/2020 | KK | LGL DATE |
| XF DATE | 10/20/2020 | KK | LAND DATE 10/20/2020 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 4 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1217677 | H/AC | 0 | 10/01/2012 |
| M1217679 | MECH OTHER | 13,995 | 10/01/2012 |
| B1226292 | BARBARITOS | 41,000 | 08/01/2012 |
| E25370 | NEW CONSTR | 0 | 08/01/2012 |
| E25279 | ELEC OTHER | 0 | 08/01/2012 |
| M17506 | H/AC | 0 | 08/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 32 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 33 | 0819 | CONC 12" | 0 | 0 | 5 | 5 | 25.00 | SF | 9.50 | 9.50 | 100 | 2012 | 2012 | 3 | 94 | 223 | |
| 34 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 89.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 1,282 | |
| 35 | 0819 | CONC 12" | 0 | 0 | 36 | 10 | 360.00 | SF | 9.50 | 9.50 | 100 | 2012 | 2012 | 3 | 94 | 3,215 | |
| 36 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2012 | 2012 | 3 | 60 | 240 | |
| 37 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 241.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 1,473 | |
| 38 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 315.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 94 | 1,821 | |
| 39 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 156.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 2,246 | |
| 40 | 0810 | CONCRETE A | 0 | 0 | 22 | 10 | 220.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 1,344 | |
| 41 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |

TOTAL OB/XF 12,744

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

PAGE 5 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M17528 | H/AC | 0 | 08/01/2012 |
| P16066 | NEW CONSTR | 0 | 08/01/2012 |
| P16067 | NEW CONSTR | 0 | 08/01/2012 |
| B26292 | NEW CONSTR | 41,000 | 08/01/2012 |
| B26335 | REMODEL | 125,000 | 08/01/2012 |
| B25925 | CO ISSUED | 0 | 07/02/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/20/2020 | KK | LGL DATE | |
| XF DATE | 10/20/2020 | KK | LAND DATE | 10/20/2020 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42 | 0850 | PEBBLE WLK | 0 | 0 | 0 | 0 | 490.00 | SF | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 94 | 1,612 | |
| 43 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 10.00 | UT | 2,530.00 | 2,530.00 | 100 | 2012 | 2012 | 3 | 85 | 21,505 | |
| 44 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 16.00 | UT | 500.00 | 500.00 | 100 | 2012 | 2012 | 3 | 85 | 6,800 | |
| 45 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 1,012.00 | 1,012.00 | 100 | 2012 | 2012 | 3 | 85 | 3,441 | |
| 46 | 0801 | ASPHALT A | 0 | 0 | 34 | 10 | 340.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 72 | 734 | |
| 47 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 2,072.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 2,984 | |
| 48 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 43,446.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 62,562 | |
| 49 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 5,336.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 7,684 | |
| 50 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 346.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 2,114 | |
| 51 | 0810 | CONCRETE A | 0 | 0 | 13 | 5 | 65.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 397 | |

TOTAL OB/XF 109,833

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 | 10/20/2020 | KK | LGL DATE |
| XF DATE | 10/20/2020 | KK | LAND DATE 10/20/2020 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 6 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25085 | CO ISSUED | 0 | 06/14/2012 |
| B26147 | NEW CONSTR | 48,000 | 06/01/2012 |
| M1217173 | VIVA WIRELESS | 0 | 05/01/2012 |
| E25017 | ELEC OTHER | 0 | 05/01/2012 |
| M17173 | H/AC | 0 | 05/01/2012 |
| P15858 | NEW CONSTR | 0 | 04/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 52 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 7,532.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 10,846 | |
| 53 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 248.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 3,571 | |
| 54 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 9.00 | UT | 25.00 | 25.00 | 100 | 2012 | 2012 | 3 | 96 | 216 | |
| 55 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 46,308.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 94 | 130,589 | |
| 56 | 0381 | COOLER | 0 | 0 | 8 | 10 | 80.00 | SF | 82.50 | 82.50 | 100 | 2012 | 2012 | 3 | 72 | 4,752 | |
| 57 | 0964 | HALON SYST | 0 | 0 | 7 | 4 | 28.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 94 | 1,316 | |
| 58 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 3,973.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 94 | 11,204 | |
| 59 | 0510 | GARAGE WD- | 0 | 0 | 50 | 8 | 400.00 | SF | 35.00 | 35.00 | 100 | 2012 | 2012 | 3 | 71 | 9,940 | |
| 60 | 0810 | CONCRETE A | 0 | 0 | 30 | 4 | 120.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 733 | |
| 61 | 2021 | BANK WINDW | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2012 | 2012 | 3 | 98 | 5,880 | |

TOTAL OB/XF 179,047

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

PAGE 7 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25925 | NEW CONSTR | 22,000 | 04/01/2012 |
| C24964 | CO ISSUED | 0 | 02/17/2012 |
| E24785 | ELEC OTHER | 0 | 02/01/2012 |
| E24511 | REMODEL | 0 | 01/01/2012 |
| E25504 | REMODEL | 0 | 01/01/2012 |
| E24602 | REMODEL | 0 | 01/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/20/2020 | KK | LGL DATE | |
| XF DATE | 10/20/2020 | KK | LAND DATE | 10/20/2020 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 62 | 0810 | CONCRETE A | 0 | 0 | 20 | 18 | 360.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 2,200 | |
| 63 | 0810 | CONCRETE A | 0 | 0 | 12 | 8 | 96.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 587 | |
| 64 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 6,742.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 9,708 | |
| 65 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 543.00 | LF | 7.50 | 7.50 | 100 | 2012 | 2012 | 3 | 96 | 3,910 | |
| 66 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 8.00 | UT | 1,265.00 | 1,265.00 | 100 | 2012 | 2012 | 3 | 85 | 8,602 | |
| 67 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 6,881.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 72 | 9,909 | |
| 68 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 472.00 | LF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 94 | 6,655 | |
| 69 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 9.00 | UT | 1,265.00 | 1,265.00 | 100 | 2012 | 2012 | 3 | 85 | 9,677 | |
| 71 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 471.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 96 | 6,782 | |
| 72 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,682.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 94 | 10,084 | |

TOTAL OB/XF 68,114

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 | 10/20/2020 | KK | LGL DATE |
| XF DATE | 10/20/2020 | KK | LAND DATE 10/20/2020 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 8 of 9 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E24605 | REMODEL | 0 | 01/01/2012 |
| P15584 | NEW CONSTR | 0 | 01/01/2012 |
| E24213 | NEW CONSTR | 0 | 12/01/2011 |
| R12793 | REPAIR/RRF | 10,800 | 12/01/2011 |
| M16644 | H/AC | 0 | 11/01/2011 |
| P15101 | REMODEL | 4,000 | 11/01/2011 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 73 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 535.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 95 | 2,643 | |
| 74 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,241.00 | SF | 4.00 | 4.00 | 100 | 2013 | 2013 | 3 | 95 | 4,716 | |
| 75 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 7.00 | UT | 100.00 | 100.00 | 100 | 2013 | 2013 | 3 | 100 | 700 | |
| 76 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 5.00 | UT | 450.00 | 450.00 | 100 | 2013 | 2013 | 3 | 87 | 1,958 | |
| 77 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 2013 | 2013 | 3 | 65 | 3,250 | |
| 78 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2013 | 2013 | 3 | 65 | 260 | |
| 79 | 0976 | DECORATIVE | 0 | 0 | 0 | 0 | 6.00 | UT | 125.00 | 125.00 | 100 | 2013 | 2013 | 3 | 87 | 653 | |
| 80 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 14,091.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 95 | 40,159 | |
| 81 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 2012 | 2012 | 3 | 60 | 480 | |
| 82 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 38.00 | LF | 20.00 | 20.00 | 100 | 2019 | 2019 | 3 | 96 | 730 | |

TOTAL OB/XF 55,549

## 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2023**

**25-2N-28-0000-0002-1150**

## 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 | 10/20/2020 | KK | LGL DATE |
| XF DATE | 10/20/2020 | KK | LAND DATE 10/20/2020 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 6,268,851 |
| TOTAL MARKET OB/XF VALUE | 787,300 |
| TOTAL LAND VALUE - MARKET | 2,286,900 |
| TOTAL MARKET VALUE | 9,343,051 |
| SOH/AGL Deduction | 845,065 |
| ASSESSED VALUE | 8,497,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,497,986 |
| TOTAL JUST VALUE | 9,343,051 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,382,589 |
| PREVIOUS YEAR MKT VALUE | 8,583,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R12755 | NEW CONSTR | 292,000 | 10/01/2011 |
| E23911 | ELEC OTHER | 0 | 10/01/2011 |
| E23968 | ELEC OTHER | 0 | 10/01/2011 |
| M16575 | MECH OTHER | 0 | 10/01/2011 |
| E23784 | TEMP POLE | 0 | 09/01/2011 |
| E23818 | TEMP POLE | 0 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 83 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 96 | 576 | |
| 84 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 85 | 6002 | EL ROLL DR | 0 | 0 | 0 | 0 | 2.00 | UT | 900.00 | 900.00 | 100 | 2019 | 2019 | 3 | 90 | 1,620 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,596

| 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 10/20/2020 BY KK Total Acres: 0.00 Total Land Value: 2,286,900 Market: 0 Agricultural: 0 Common: 2,286,900 PRINTED 08/02/2023 BY SYS