

PT SW1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 2209/631
BEING "SHOPPING CENTER OPTION

NNN YULEE FL OWNER LP/
420 S ORANGE AVE STE #400
ORLANDO, FL 32801

2023

25-2N-28-0000-0002-1170



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	05 STEEL 100
Story Height	16 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING

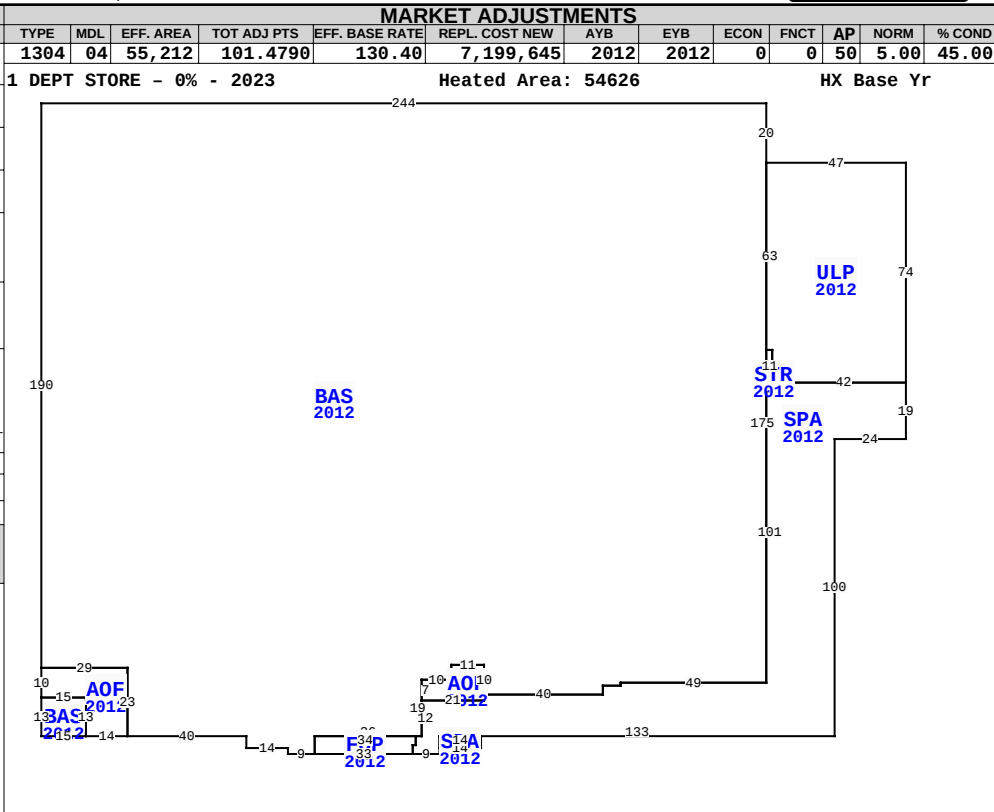
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	202	100	202	11,853
AOF	472	100	472	27,697
BAS	195	100	195	11,443
BAS	49,417	100	49,417	2,899,790
FOP	201	30	60	3,521
SDA	56	110	62	3,638
SPA	5,040	85	4,284	251,385
STR	37	10	4	235
ULP	3,441	15	516	30,279

TOTALS	59,061		55,212	3,239,840
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	70,457.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	2,458.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	1,730.00	SF	4.00	4.00	
4	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	
5	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	
6	0812	CONCRETE C	0	0	0	0	4,789.00	SF	4.00	4.00	
7	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	
9	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	
11	0400	CONC CURB	0	0	0	0	219.00	LF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	191,228.00	SF	



BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021
INC DATE			AG DATE	

TOTAL OB/XF											
5,495											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		4,424,592	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,424,592	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,424,592	
TOTAL JUST VALUE		4,424,592	
NCON VALUE		0	
INCOME VALUE		4,424,592	
PREVIOUS YEAR MKT VALUE		4,422,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226672	CO ISSUED	0	06/19/2013
C25035	CO ISSUED	0	02/03/2012
E24810	ELEC OTHER	0	02/01/2012
E24510	REMODEL	0	01/01/2012
E24524	NEW CONSTR	0	01/01/2012
E24606	NEW CONSTR	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0631	6/07/2018	SW	Q	I	05
GRANTOR:PX AMELIA LP					
GRANTEE: NNN YULEE FL OWNER					
1865/0383	6/27/2013	SW	Q	I	05
GRANTOR:VILLAGES OF AMELIA LL					
GRANTEE:PX AMELIA LP					

BUILDING NOTES											
BUILDING DIMENSIONS											
ULP=[YR=2012] W47 BAS=[YR=2012] N20 W244 S190 AOF=[YR=2012] S10 BAS=[YR=2012] S13 E15 N13 W15\$ E15 S13 E14 N23 W29\$ E29 S23 E40 S4 E14 S2 E9 FOP=[YR=2012] E33 SPA=[YR=2012] E9 N2 SDA=[YR=2012] E14 N4 W14 S4\$ N4 E133 N100 E24 N19 W42 STR=[YR=2012] N5 W3 N6 W2 S11 E5\$ W5 S101 W49 S1 W6 S3 W40 AOF=[YR=2012] N10 W11 S5 W10 S7 E21 N2\$ S2 W21 S12 W2 S3 W1 S3\$ N3 E1 N3 W34 S6\$ N6 E36 N19 E10 N5 E11 S10 E40 N3 E6 N1 E49 N175\$ S63 E2 S6 E3 S5 E42 N74\$.											

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