

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-28-0000-0002-1180



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	02 CORK/VTILE 100
Ceiling	07 F.NOT SUS 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	05 STEEL 100
Story Height	20 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

Quality	04 Quality Level 04
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	168	100	168	16,091
AOF	428	100	428	40,996
BAS	143	100	143	13,697
BAS	570	100	570	54,597
BAS	20,468	100	20,468	1,960,507
FOP	1,224	30	367	35,153
FST	252	50	126	12,069
SPA	102	85	87	8,333
SPA	2,281	85	1,939	185,725
ULP	1,125	15	169	16,188
TOTALS	28,261		25,065	2,400,826

** This building has 11 Sub-Areas

463895 SR 200, YULEE

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0400 CONC CURB
4	0812 CONCRETE C
5	0400 CONC CURB
6	0090 AUTO DOOR
8	0972 ST LGHT UN
9	0975 ST LT/ARM
10	0418 EXHST FAN
11	0803 ASPHALT C

** This building has 11 Sub-Areas

BLD DATE

03/02/2022

KK

LGL DATE

XF DATE

03/02/2022

KK

LAND DATE

INC DATE

AG DATE

03/02/2022

KK

463895 SR 200, YULEE

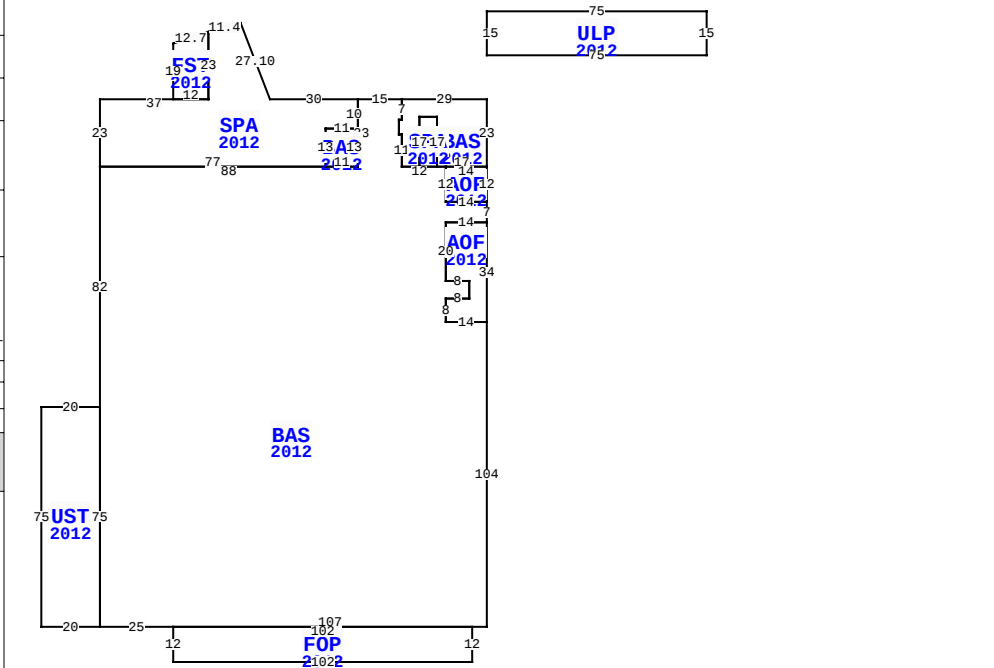
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
54,780.00	SF	2.00	2.00	10	2012	2012	3	10	10,956	
1,404.00	SF	4.00	4.00	10	2012	2012	3	10	562	
132.00	LF	15.00	15.00	10	2012	2012	3	10	198	
1,800.00	SF	4.00	4.00	10	2012	2012	3	10	720	
1,055.00	LF	15.00	15.00	10	2012	2012	3	10	1,583	
4.00	UT	2,500.00	2,500.00	100	2012	2012	3	60	6,000	
3.00	UT	2,530.00	2,530.00	100	2012	2012	3	85	6,452	
4.00	UT	500.00	500.00	100	2012	2012	3	85	1,700	
3.00	UT	400.00	400.00	100	2012	2012	3	60	720	
15,236.00	SF	2.00	2.00	100	2012	2012	3	72	21,940	

LAND DESCRIPTION	
L N	USE CODE
1	001600 C

TOTAL OB/XF										50,831		
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
04	PUD	0.00	0.00	129,370.00	SF		1.00	1.00	1.00	8.00	8.00	1,6

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1304	04	25,065	114.6783	147.36	3,693,578	2012	2012	30	0	0	5.00	65.00
1 DEPT STORE - 0% - 0 Heated Area: 23803 HX Base Yr												



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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	3,683,643
SOH/AGL Deduction	105,630
ASSESSED VALUE	3,578,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,578,013
TOTAL JUST VALUE	3,683,643
NCON VALUE	0
INCOME VALUE	3,683,643
PREVIOUS YEAR MKT VALUE	3,778,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017069	BUILD OUT- CLAIRE	235,551	11/16/2022
21010273	BLD OUT - SUITE 9	201,795	08/05/2021
21004632	REMODEL	7,000	04/14/2021
E1225180	TJ MAXX ELECTRIAL	0	06/01/2012
E1224506	TJ MAXX WRING SI	0	01/01/2012
M1216821	TJ MAXX HVAC	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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W29 BAS=[YR=2012] W15 SPA=[YR=2012] W30 U26 L10 L11 D3 FST=[YR=2012] L12 D4 S19 E12 N23\$ S23 W37 S23 E77 BAS=[YR=2012] E11 N13 W11 S13\$ N13 E11 N10\$ S23 W88 S82UST=[YR=2012] W20S75E20 N75\$S75E25FOP=[YR=2012] S12E102N12 W102\$E107N104AOF=[YR=2012] N34W14S20 E8S6W8S8E14\$W14N8E8N6W8N20E14 N7 AOF=[YR=2012] N12 W14 S12 E14\$ W14 N12 W3 SPA=[YR=2012] N17 W6 S17 E6\$ W12 N11 W1 N5 E1 N7\$ S7 W1 S5 E1 S11 E6 N17 E6 S17 E17 N23\$ PTR=N30 ULP=[YR=2012] E75 S15 W75 N15\$ S30\$.

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

2023

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall17CB STUCCO 100Roof Structur09RIDGE FRME 100Roof Cover04BUILT-UP 100Interior Wall05DRYWALL 100Interior Floo07CORK/VTILE 50Interior Floo11CLAY TILE 50Ceiling01FIN.SUSPD 100Air Condition04ROOF TOP 100Heating Type04AIR DUCTED 100Fixtures10 100Frame03MASONRY 100Story Height10 100RMSS2 100Stories1.1. 100Units0 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE1600COMMUNITY SHOPPINGMAP NUMMKT AREA04NEIGHBORHOOD/LOC4002.00BAS1,5001001,500168,021TOTALS1,5001,500168,021EXTRA FEATURES

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
1101041,500109.2262160.02240,0302012202130000.0070.00
2 RETAILSTOR - 0% - 0Heated Area: 1500HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

DIRECT_CAPTax Group: 4Tax Dist:

BUILDING MARKET VALUE	0
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TOTAL MARKET VALUE	3,683,643
SOH/AGL Deduction	105,630
ASSESSED VALUE	3,578,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,578,013
TOTAL JUST VALUE	3,683,643
NCON VALUE	0
INCOME VALUE	3,683,643
PREVIOUS YEAR MKT VALUE	3,778,467

SUBAREA MARKET VALUEDATA SALES DATAOFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICE
2209/06316/07/2018SW Q Q I 0526,152,500GRANTOR: PX AMELIA LPGRANTEE: NNN YULEE FL OWNER1865/03836/27/2013SW Q Q I 0520,905,300GRANTOR: VILLAGES OF AMELIA LLGRANTEE: PX AMELIA LPBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2021] W20 S75 E20 N75\$.

BLD DATE03/02/2022KKKGLG DATE03/02/2022KKLAND DATEINC DATEXFA G DATE03/02/2022KK03/02/2022KK

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

120811CONCRETE B0000607.00SF5.205.20100201220123942,967

130810CONCRETE A0000233.00SF6.506.50100201220123941,424

144950BOLLARD000014.00UT100.00100.001002012201231001,400

150978SECURTY LT000013.00UT450.00450.00100201220123854,973

160972ST LGHT UN00001.00UT2,530.002,530.00100201220123852,151

170975ST LT/ARM00003.00UT500.00500.00100201220123851,275

180400CONC CURB0000157.00LF15.0015.00100201220123962,261

196002EL ROLL DR000881.00UT900.00900.0010020122012360540

200402CONC BUMPE00004.00UT25.0025.001002012201239696

210966FIRE SPRNK000027,412.00SF3.003.001002012201239477,302

LAND DESCRIPTIONTOTAL OB/XFTOTAL OB/XF94,389

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT TYPEDTDPHFACTPCOND TOT ADJUUNIT PRICEADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTESTAX DISTENSITYDECLFRZYR CONSRV

07/18/2023BY HS Total Acres: 0.00Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 08/02/2023 BY SYS

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