

TRACT 1  
IN OR 2237/1180  
LYING S OF 2590/1797 &

T AMELIA GEN FL LLC/T AMELIA MKT B FL LLC  
16600 DALLAS PKWY STE 300  
DALLAS, TX 75248

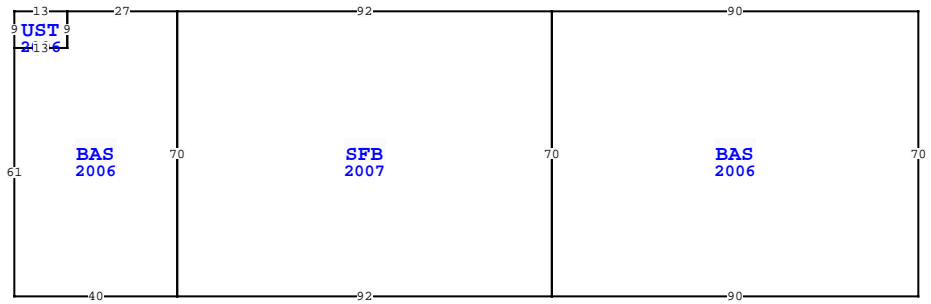
2023

37-2N-27-1950-0001-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	26 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	14 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 14135 HX Base Yr	



Quality	04 Quality Level 04			
DOR CODE	1600 COMMUNITY SHOPPING			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4058.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,683	100	2,683	537,004
BAS	6,300	100	6,300	1,260,948
SFB	6,440	80	5,152	1,031,174
UST	117	40	47	9,407
TOTALS	15,540		14,182	2,838,533

463711 SR 200, YULEE

BLD DATE	04/06/2022	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

EXTRA FEATURES																	
L N	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	32,859.00	SF	2.00	2.00	100	2006	2006	3	60	39,431	
2	0812	CONCRETE C	0	0	0	0	5,029.00	SF	4.00	4.00	100	2006	2006	3	88	17,702	
3	0400	CONC CURB	0	0	0	0	1,505.00	LF	15.00	15.00	100	2006	2006	3	91	20,543	
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	12,751	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2006	2006	3	72	720	
6	0098	AWNING MTL	0	0	18	8	144.00	SF	13.00	13.00	100	2006	2006	3	31	580	
7	0098	AWNING MTL	0	0	130	8	1,040.00	SF	13.00	13.00	100	2006	2006	3	31	4,191	
8	0098	AWNING MTL	0	0	32	8	256.00	SF	13.00	13.00	100	2006	2006	3	31	1,032	
9	0098	AWNING MTL	0	0	8	8	64.00	SF	13.00	13.00	100	2006	2006	3	31	258	
10	0966	FIRE SPRNK	0	0	0	0	15,540.00	SF	3.00	3.00	100	2006	2006	3	88	41,026	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			2,838,533
TOTAL MARKET OB/XF VALUE			138,280
TOTAL LAND VALUE - MARKET			440,010
TOTAL MARKET VALUE			3,416,823
SOH/AGL Deduction			178,666
ASSESSED VALUE			3,238,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,238,157
TOTAL JUST VALUE			3,416,823
NCON VALUE			0
INCOME VALUE			3,813,662
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009062	BLD-OUT SUITE 5	356,147	07/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2237/1189	11/08/2018	SW U	I	I	37	100

GRANTOR: KD NASSAU OUTPARCELS  
GRANTEE: T AMELIA GEN FL LLC

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W90 SFB=[YR=2007] W92 BAS=[YR=2006] W27 UST=[YR=2006] W13 S9 E13 N9\$ S9 W13 S61 E40 N70\$ S70 E92 N70\$ S70 E90 N70\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CI	0.00	0.00	125,017.00	SF		1.00	1.00	1.00	3.50	3.50	437,560							
2	009600	C	WASTELAND	0			0.00	0.00	0.98	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,450							

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BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 2,838,533 TOTAL MARKET OB/XF VALUE 138,280 TOTAL LAND VALUE - MARKET 440,010 TOTAL MARKET VALUE 3,416,823 SOH/AGL Deduction 178,666 ASSESSED VALUE 3,238,157 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,238,157 TOTAL JUST VALUE 3,416,823 NCON VALUE 0 INCOME VALUE 3,813,662 PREVIOUS YEAR MKT VALUE									
DOR CODE 1600 COMMUNITY SHOPPING															PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																										
NEIGHBORHOOD/LOC 4058.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2237/1189	11/08/2018	SW U	I	I	37	100			
GRANTOR: KD NASSAU OUTPARCELS									
GRANTEE: T AMELIA GEN FL LLC									

EXTRA FEATURES															BLD DATE	04/06/2022	KK	LGL DATE	INC DATE	LAND DATE	AG DATE
L N	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	0402	CONC BUMPE	0	0	0	0	0	25.00	25.00	100	2006	2006	3	91	46						

BUILDING NOTES									

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING DIMENSIONS									