

PARCEL 2
IN OR 2314/125
5TH AMENDMENT REC ESMT &

PEFFERLE DAYN R REV TRUST/PEFFERLE DAYN R TRUSTEE
C/O 360FIVE LLC, 7643 GATE PKWY #104-686
JACKSONVILLE, FL 32256

2023

37-2N-27-1950-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 80
Interior Floor	14 CARPET 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	40 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	13 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
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	17,280	100	17,280	1,088,208
CAN	272	30	82	5,164
TOTALS	17,552		17,362	1,093,372

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	0098	AWNING MTL	0	0	42	6		252.00	SF 13.00	100	2006	2006	3	31	1,016	
2	0098	AWNING MTL	0	0	42	6		252.00	SF 13.00	100	2006	2006	3	31	1,016	
3	0812	CONCRETE C	0	0	0	0		5,998.00	SF 4.00	100	2006	2006	3	88	21,113	
4	0966	FIRE SPRNK	0	0	80	16		17,280.00	SF 3.00	100	2006	2006	3	88	45,619	
6	0803	ASPHALT C	0	0	0	0		129,028.00	SF 2.00	100	2006	2006	3	60	154,834	
8	0400	CONC CURB	0	0	0	0		1,720.00	LF 15.00	100	2006	2006	3	91	23,478	
9	4950	BOLLARD	0	0	0	0		4.00	UT 100.00	100	2006	2006	3	100	400	
11	0424	CL FNC 6'	0	0	0	0		2,010.00	LF 20.00	100	2006	2006	3	72	28,944	
14	1122	CB 6"	0	0	0	0		488.00	SF 5.85	100	2007	2007	3	89	2,541	
15	0810	CONCRETE A	0	0	0	0		286.00	SF 6.50	100	2007	2007	3	89	1,655	

LAND DESCRIPTION	
L N	USE CODE
1	001600
2	009602
3	009400
4	009605

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1601	04	17,362	107.6502	125.95	2,186,744	2006	2006	0	0	0	50.00	50.00	
1 COMNTYSHOP - 0% - 0													
Heated Area: 17280 HX Base Yr													
216													
80													
BAS 2006													
34													
CAN 2343													
8													
126													
463797 SR 200, YULEE													
BLD DATE 01/11/2019 KK LGL DATE 01/11/2019 KK													
XF DATE 01/11/2019 KK LAND DATE 01/11/2019 KK													
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
1	0098	AWNING MTL	0	0	42	6		252.00	SF 13.00	100	2006	2006	3
2	0098	AWNING MTL	0	0	42	6		252.00	SF 13.00	100	2006	2006	3
3	0812	CONCRETE C	0	0	0	0		5,998.00	SF 4.00	100	2006	2006	3
4	0966	FIRE SPRNK	0	0	80	16		17,280.00	SF 3.00	100	2006	2006	3
6	0803	ASPHALT C	0	0	0	0		129,028.00	SF 2.00	100	2006	2006	3
8	0400	CONC CURB	0	0	0	0		1,720.00	LF 15.00	100	2006	2006	3
9	4950	BOLLARD	0	0	0	0		4.00	UT 100.00	100	2006	2006	3
11	0424	CL FNC 6'	0	0	0	0		2,010.00	LF 20.00	100	2006	2006	3
14	1122	CB 6"	0	0	0	0		488.00	SF 5.85	100	2007	2007	3
15	0810	CONCRETE A	0	0	0	0		286.00	SF 6.50	100	2007	2007	3

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
1	001600	C	SH CTR COM	0	0003	IW	0.00	0.00	102,800.00	SF		1.00	1.00
2	009602	C	RETENTION PO	0	0003	IW	0.00	0.00	3.83	AC		1.00	1.00
3	009400	C	RIGHTOFWAY	0	0003	IW	0.00	0.00	2.25	AC		1.00	1.00
4	009605	C	WETLANDS	0		IW	0.00	0.00	16.06	AC		1.00	1.00

NASSAU COUNTY PROPERTY	
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	2,766,091
SOH/AGL Deduction	0
ASSESSED VALUE	2,766,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,766,091
TOTAL JUST VALUE	2,766,091
NCON VALUE	0
INCOME VALUE	2,766,091
PREVIOUS YEAR MKT VALUE	2,766,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26403	CO ISSUED	0	09/20/2012
B26403	REMODEL	50,000	09/03/2012
E25269	ELEC OTHER	0	07/01/2012
E25270	ELEC OTHER	0	07/01/2012
B26115	CO ISSUED	0	06/13/2012
M17331	H/AC	0	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2314/0125	10/18/2019	SW	Q	I	01
GRANTOR: T AMELIA GEN FL LLC &					
GRANTEE: DAYN R PEFFERLE REV					
2248/0239	11/08/2018	SW	U	I	11
GRANTOR: KD NASSAU OUTPARCELS					
GRANTEE: T AMELIA GEN FL LLC					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W216 S80 E90 CAN=[YR=2013] S8 E34 N8 W34S E126 N80\$.	

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