

LOTS 18,19,20 & PT OF LOTS 16,
17,21,22 & PT OF GOVT LOT 4
OF SEC 29-3N-28E IN

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

2024

00-00-30-036A-0017-0020

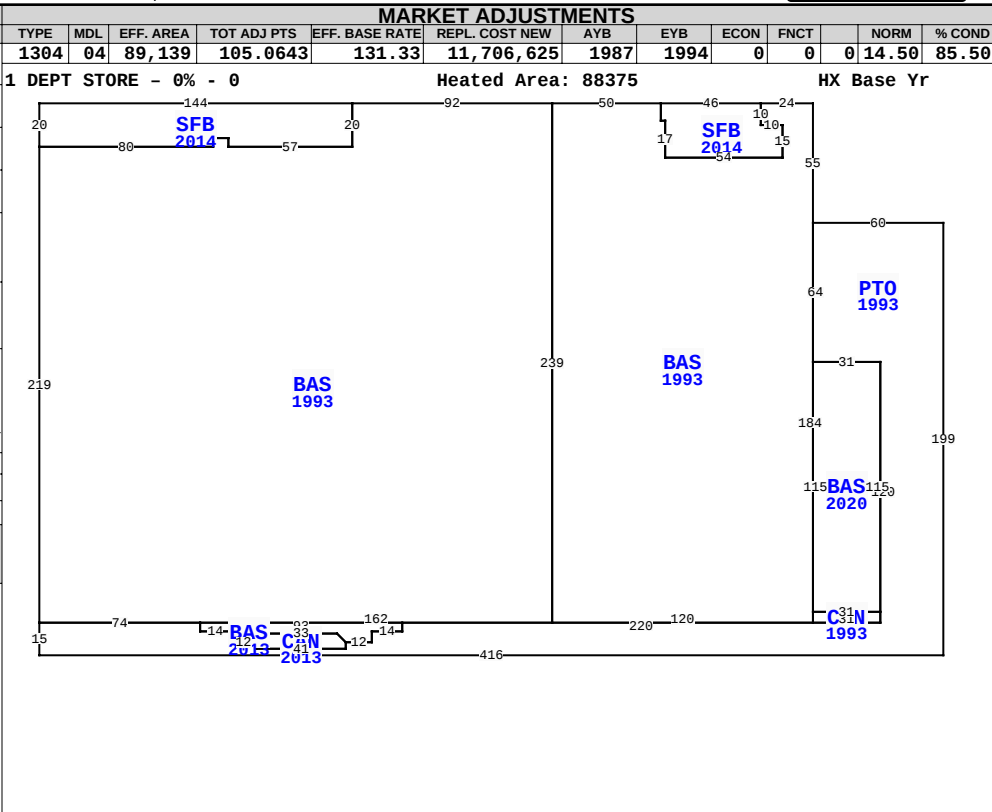


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	01	MINIMUM 10
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		36 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	COMMERCIAL Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,414	100	27,414	3,078,240
BAS	53,552	100	53,552	6,013,201
BAS	549	100	549	61,646
BAS	3,565	100	3,565	400,303
CAN	155	30	46	5,165
CAN	271	30	81	9,095
PTO	12,740	5	637	71,527
SFB	1,266	80	1,013	113,747
SFB	2,852	80	2,282	256,239
TOTALS	102,364		89,139	10,009,164

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0966	FIRE SPRNK	0	0	0	0	56,404.00	SF	3.00	3.00	101,527
2	0424	CL FNC 6'	0	0	0	0	274.00	LF	20.00	20.00	1,589
3	0462	ST/AL FNC	0	0	152	0	1,216.00	SF	10.00	10.00	2,432
4	1076	TRELLIS A	0	0	119	28	3,332.00	SF	3.75	3.75	2,499
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	660
6	0803	ASPHALT C	0	0	0	0	47,787.00	SF	2.00	2.00	47,787
7	0803	ASPHALT C	0	0	0	0	101,147.00	SF	2.00	2.00	101,147
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	2,530
9	1122	CB 6"	0	0	58	8	252.00	SF	5.85	5.85	943
10	0966	FIRE SPRNK	0	0	0	0	3,565.00	SF	3.00	3.00	10,588

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	0003	C-2	557.00	540.00	300,128.00	SF	
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	1.00	UT	



BLD DATE	06/14/2022	KK	LGL DATE		
XF DATE	06/14/2022	KK	LAND DATE	06/14/2022	KK
INC DATE			AG DATE		
1525 SADLER RD, FERNANDINA BEACH					

TOTAL OB/XF											
271,702											

NASSAU COUNTY PROPERTY			
PAGE 1 of 4			2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,514,207	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		4,086,287	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,086,287	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,086,287	
TOTAL JUST VALUE		4,086,287	
NCON VALUE		0	
INCOME VALUE		4,086,287	
PREVIOUS YEAR MKT VALUE		4,086,287	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2024-002	INTERIOR TENANT B	218,000	04/22/2024
BLDC-2024-000	CONVERT EXISTING	350,000	04/11/2024
	BEALLS - INSTALL		11/08/2023
20220090	ROOF	0	03/16/2022
20200070	REMODEL	274,000	07/17/2020
20190052	REMODEL-INTER SHE	100,000	07/18/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2006/1243	9/30/2015	SW	Q	I	05
GRANTOR: ISLAND WALK ASSOCIATE					
GRANTEE: ISLAND WALK STATION					
1243/0174	7/06/2004	WD	U	I	19
GRANTOR: ISLAND WALK SHOPPING					
GRANTEE: ISLAND WALK ASSOCIA					

BUILDING NOTES											
PTO=[YR=1993] W60 BAS=[YR=1993] N55 W24 SFB=[YR=2014] W46 S8 E2 S17 E54 N15 W10 N10\$ S10 E10 S15 W54 N17 W2 N8 W50 BAS=[YR=1993] W92 SFB=[YR=2014] W144 S20 E80 N4 E7 S4 E57 N20\$ S20 W57 N4 W7 S4 W80 S219 E74 BAS=[YR=2013] S4 E14 S5 E12 CAN=[YR=2013] S3 E41 N3 L4 U4 W33 D4 L4 \$ R4 U4 E33 D4 R4 E12 N5 E14 N4 W93\$ E162 N239\$ S239 E120 CAN=[YR=1993] E31 N5 W31 BAS=[YR=2020] E31 N115 W31 S115\$ S5\$ N184\$ S64 E31 S120 W220 S4 W14 S5 W12 S3 W41 N3 W12 N5 W14 N4 W74 S15 E416 N199\$.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 4				2
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												
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