PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

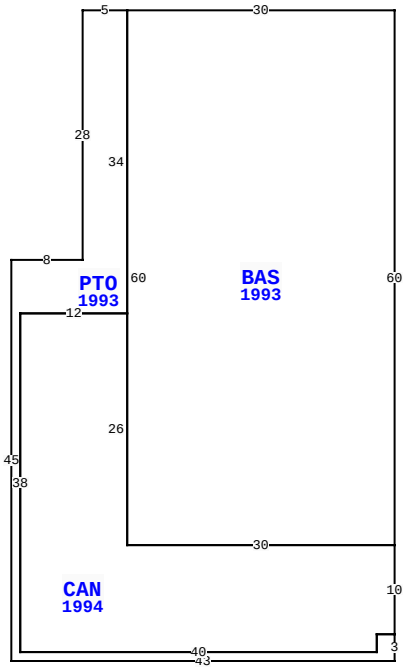
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 33 100 |
| Story Height | | 13 100 |
| RMS | | 8 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,800 | 100 | 1,800 | 102,276 |
| CAN | 812 | 30 | 244 | 13,864 |
| PTO | 303 | 5 | 15 | 853 |
| TOTALS | 2,915 | | 2,059 | 116,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 2,059 | 99.9029 | 113.64 | 233,985 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

1 COMNTYSHOP - 0% - 0 Heated Area: 1800 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 HS | LGL DATE | |
| XF DATE | 12/10/2020 KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BLDC-2024-0076 | Tenant build out | 0 | 03/22/2024 |
| SIGN-2023-0093 | WALL SIGN -DON PA | | 03/01/2023 |
| 20220296 | REMODEL | 0 | 11/15/2022 |
| 20210237 | BLD OUT-1920 S 14 | 600,000 | 02/02/2022 |
| 20200049 | REMODEL-1916 S 14 | 115,780 | 06/08/2020 |
| 20200010 | REMODEL-1415 SADL | 7,000 | 02/26/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 PTO=[YR=1993] W5 S28 W8 S45 E43 N3
CAN=[YR=1994] N10 W30 N26 W12 S38 E40 N2 E2 $ W2 S2 W40 N38 E12 N34 $ S60 E30 N60 $ .

## EXTRA FEATURES

| LN | 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 | 0965 | SPRNK FIRE | 0 | 0 | 0 | 0 | 618.00 | UT | 240.00 | 240.00 | 100 | 1987 | 1987 | 3 | 60 | 88,992 | |
| 2 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 1987 | 1987 | 3 | 20 | 1,000 | |
| 3 | 1122 | CB 6" | 0 | 0 | 0 | 0 | 3,567.00 | SF | 5.85 | 5.85 | 100 | 1987 | 1987 | 3 | 52 | 10,851 | |
| 4 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 9.00 | UT | 3,289.00 | 3,289.00 | 100 | 1987 | 1987 | 3 | 25 | 7,400 | |
| 5 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 214,344.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 214,344 | |
| 6 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 5,673.00 | LF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 62 | 52,759 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 12,713.25 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 52 | 26,444 | |
| 8 | 1126 | CB/STC 8" | 0 | 0 | 2 | 175 | 350.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 52 | 1,456 | |
| 9 | 1126 | CB/STC 8" | 0 | 0 | 2 | 17 | 34.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 52 | 141 | |
| 10 | 1126 | CB/STC 8" | 0 | 0 | 2 | 94 | 188.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 52 | 782 | |

TOTAL OB/XF 404,169

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0003 | C-2 | 0.00 | 0.00 | 548,420.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 3,838,940 | | | | | | | |

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

00-00-30-0800-0038-0000



## BUILDING CHARACTERISTICS

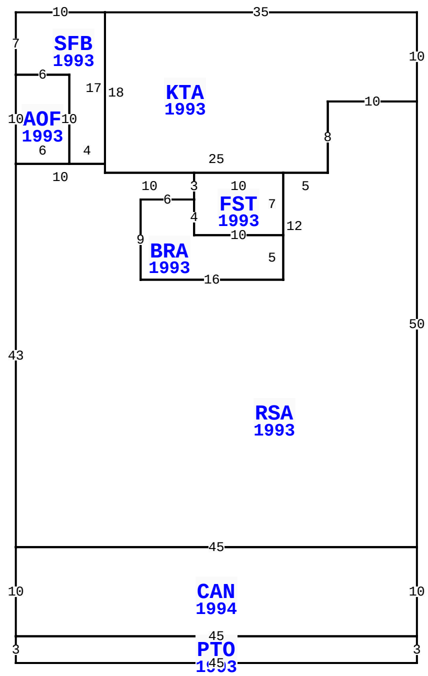
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 06 | CUST PANEL 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 17 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 57 100 |
| Story Height | | 13 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality / QUB Adjustme | 04 / 02 | Quality Level 04 / QUSTIFB 100 |
| 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 |
|---|---|---|---|---|
| AOF | 60 | 100 | 60 | 4,102 |
| BRA | 104 | 110 | 114 | 7,793 |
| CAN | 450 | 30 | 135 | 9,228 |
| FST | 70 | 50 | 35 | 2,393 |
| KTA | 550 | 110 | 605 | 41,355 |
| PTO | 135 | 5 | 7 | 479 |
| RSA | 1,806 | 110 | 1,987 | 135,822 |
| SFB | 110 | 80 | 88 | 6,015 |
| TOTALS | 3,285 | | 3,031 | 207,184 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 3,031 | 120.1886 | 136.71 | 414,368 | 1987 | 1999 | 0 | 0 | 0 | 50.00 | 50.00 |

4 COMNTYSHOP - 0% - 0 Heated Area: 2608 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190013 | REMODEL-PUBLIX | 402,000 | 02/01/2019 |
| 20183398 | REMODEL-1511 SADL | 28,000 | 10/02/2018 |
| 20180819 | REMODEL-GREAT CLI | 45,000 | 03/09/2018 |
| 20173644 | REPAIR/RRF | 153,332 | 11/20/2017 |
| 20170051 | REMODEL-JIMMY JOH | 127,000 | 01/09/2017 |
| 20162415 | ELEC OTHER | 140,000 | 09/06/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 | 30.00 | UT | 25.00 | 25.00 | 100 | 1987 | 1987 | 3 | 62 | 465 | |
| 12 | 0803 | ASPHALT C | 0 | 0 | 80 | 21 | 1,680.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 1,680 | |
| 13 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 13.00 | UT | 500.00 | 500.00 | 100 | 1987 | 1987 | 3 | 25 | 1,625 | |
| 14 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 12.00 | UT | 450.00 | 450.00 | 100 | 1987 | 1987 | 3 | 25 | 1,350 | |
| 15 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 900.00 | 900.00 | 100 | 2002 | 2002 | 3 | 58 | 522 | |
| 16 | 0649 | LIGHTS-GD | 0 | 0 | 0 | 0 | 2.00 | SF | 225.00 | 225.00 | 100 | 1987 | 1987 | 3 | 20 | 90 | |
| 17 | 7000 | SIGN | 0 | 0 | 0 | 0 | 2.00 | SF | 5,000.00 | 5,000.00 | 100 | 1987 | 1987 | 3 | 20 | 2,000 | |
| 18 | 0421 | CL FNC 3' | 0 | 0 | 0 | 0 | 280.00 | LF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 24 | 269 | |
| 19 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 32.00 | LF | 10.65 | 10.65 | 100 | 1987 | 1987 | 3 | 24 | 82 | |
| 20 | 0730 | LOAD RAMP | 0 | 0 | 29 | 83 | 2,407.00 | LF | 8.10 | 8.10 | 100 | 1987 | 1987 | 3 | 83 | 16,182 | |

TOTAL OB/XF 24,265

## BUILDING DIMENSIONS

KTA 1993= W35 SFB=[YR=1993] W10 S7 AOF=[YR=1993] S10 RSA=[YR=1993] S43 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E45 N3 W45 $ E45 N10 W45 $ E45 N50 W10 S8 W5 FST=[YR=1993] W10 S3 BRA=[YR=1993] W6 S9 E16 N5 W10 N4 $ S4 E10 N7 $ S12 W16 N9 E6 N3 W10 N1 W10 $ E6 N10 W6 $ E6 S10 E4 N17 $ S18 E25 N8 E10 N10 $ .

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

## BUILDING CHARACTERISTICS

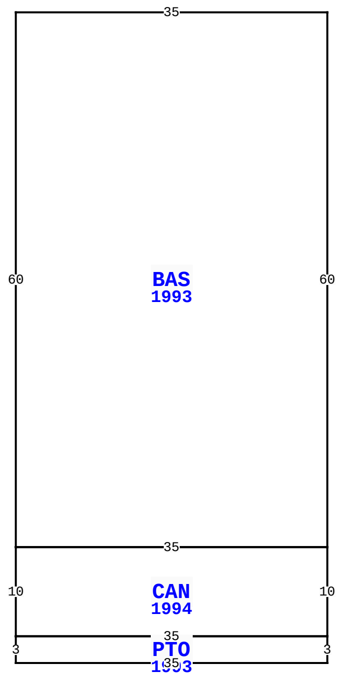
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 75 100 |
| Story Height | | 13 100 |
| RMS | | 11 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 04 | Quality Level 04 |
| Occupancy | 00 | NONE 100 |
| 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 | 2,100 | 100 | 2,100 | 99,761 |
| CAN | 350 | 30 | 105 | 4,988 |
| PTO | 105 | 5 | 5 | 238 |
| TOTALS | 2,555 | | 2,210 | 104,986 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 2,210 | 83.5273 | 95.01 | 209,972 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

6 COMNTYSHOP – 0% - 0 Heated Area: 2100 HX Base Yr




| BLD DATE | 08/04/2022 | HS | LGL DATE | |
|---|---|---|---|---|
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

1910 S 14TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20162092 | FIRE SPRNK | 12,870 | 08/03/2016 |
| 20161992 | REMODEL | 40,000 | 07/22/2016 |
| 20161986 | REMODEL | 40,000 | 07/21/2016 |
| 20161134 | CHANGEOUT 8.5 TON | 7,000 | 04/22/2016 |
| 20160548 | REPAIR WALL DAMAG | 10,528 | 03/02/2016 |
| 20151821 | CO ISSUED | 0 | 10/14/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 S60 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E35 N3 W35 $ E35 N10 W35 $ E35 N60 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0730 | LOAD RAMP | 0 | 0 | 23 | 84 | 1,932.00 | LF | 8.10 | 8.10 | 100 | 1987 | 1987 | 3 | 83 | 12,989 | |
| 22 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 1987 | 1987 | 3 | 20 | 160 | |
| 23 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 3.00 | UT | 800.00 | 800.00 | 100 | 1987 | 1987 | 3 | 20 | 480 | |
| 24 | 0381 | COOLER | 0 | 0 | 7 | 10 | 70.00 | SF | 82.50 | 82.50 | 100 | 2002 | 2002 | 3 | 50 | 2,888 | |
| 25 | 0381 | COOLER | 0 | 0 | 12 | 8 | 96.00 | SF | 82.50 | 82.50 | 100 | 2002 | 2002 | 3 | 50 | 3,960 | |
| 26 | 0383 | FREEZER | 0 | 0 | 6 | 8 | 48.00 | SF | 105.00 | 105.00 | 100 | 2002 | 2002 | 3 | 50 | 2,520 | |
| 27 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2002 | 2002 | 3 | 20 | 160 | |
| 28 | 0964 | HALON SYST | 0 | 0 | 4 | 16 | 64.00 | SF | 50.00 | 50.00 | 100 | 2002 | 2002 | 3 | 82 | 2,624 | |
| 29 | 0964 | HALON SYST | 0 | 0 | 4 | 12 | 48.00 | SF | 50.00 | 50.00 | 100 | 2008 | 2008 | 3 | 89 | 2,136 | |
| 30 | 0964 | HALON SYST | 0 | 0 | 5 | 6 | 30.00 | SF | 50.00 | 50.00 | 100 | 2008 | 2008 | 3 | 89 | 1,335 | |

TOTAL OB/XF 29,252

## LAND DESCRIPTION

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

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

00-00-30-0800-0038-0000

## BUILDING CHARACTERISTICS

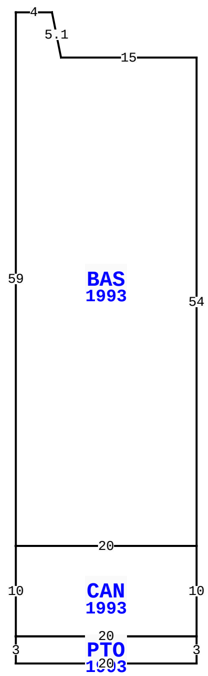
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 63 100 |
| Story Height | | 13 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 04 | Quality Level 04 |
| Occupancy | 00 | NONE 100 |
| 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 | 1,103 | 100 | 1,103 | 60,235 |
| CAN | 200 | 30 | 60 | 3,277 |
| PTO | 60 | 5 | 3 | 164 |
| TOTALS | 1,363 | | 1,166 | 63,676 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,166 | 96.0152 | 109.22 | 127,351 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

7 COMNTYSHOP – 0% - 0    Heated Area: 1103    HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| BLD DATE | 08/04/2022 | HS | LGL DATE | |
|---|---|---|---|---|
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 19    2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20152019 | 1523 SADLER RD | 300 | 08/31/2015 |
| 20152020 | 1509 SADLER RD | 2,879 | 08/31/2015 |
| 20152028 | 1523 SADLER RD | 128 | 08/31/2015 |
| 20151997 | 1465 SADLER RD | 1,200 | 08/27/2015 |
| 20151998 | 1465 SADLER RD | 600 | 08/27/2015 |
| 20151987 | 1468 SADLER RD | 0 | 08/26/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993]  W15  U5 L1  W4 S59 CAN=[YR=1993]  S10
PTO=[YR=1993]  S3 E20 N3 W20$ E20 N10 W20$ E20 N54$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | 0142 | BAR TOP A | 0 | 0 | 0 | 0 | 22.00 | LF | 165.00 | 165.00 | 100 | 2008 | 2008 | 3 | 35 | 1,271 | |
| 32 | 0142 | BAR TOP A | 0 | 0 | 0 | 0 | 21.00 | LF | 165.00 | 165.00 | 100 | 2008 | 2008 | 3 | 35 | 1,213 | |
| 33 | 0810 | CONCRETE A | 0 | 0 | 23 | 13 | 299.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 89 | 1,730 | |
| 34 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2014 | 2014 | 3 | 65 | 260 | |
| 35 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 3.00 | UT | 2,500.00 | 2,500.00 | 100 | 2014 | 2014 | 3 | 65 | 4,875 | |
| 36 | 0381 | COOLER | 0 | 0 | 10 | 8 | 80.00 | SF | 82.50 | 82.50 | 100 | 2018 | 2018 | 3 | 93 | 6,138 | |
| 37 | 0964 | HALON SYST | 0 | 0 | 22 | 3 | 66.00 | SF | 50.00 | 50.00 | 100 | 2018 | 2018 | 3 | 97 | 3,201 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,688

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

REVIEW DATE 07/25/2023  BY HS  Total Acres: 0.00  Total Land Value: 1,954,632  Market: 0  Agricultural: 0  Common: 0  PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

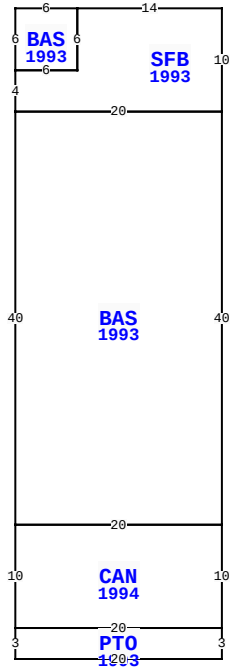
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 71 100 |
| Story Height | | 13 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 36 | 100 | 36 | 1,949 |
| BAS | 800 | 100 | 800 | 43,312 |
| CAN | 200 | 30 | 60 | 3,249 |
| PTO | 60 | 5 | 3 | 163 |
| SFB | 164 | 80 | 131 | 7,093 |
| TOTALS | 1,260 | | 1,030 | 55,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,030 | 95.1905 | 108.28 | 111,528 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

8 COMNTYSHOP - 0% - 0 Heated Area: 967 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20151967 | JERSEY MIKE' SUBS | 2,500 | 08/25/2015 |
| 20150184 | CO ISSUED | 0 | 08/21/2015 |
| 20151883 | JERSEY MIKE' SUBS | 2,450 | 08/14/2015 |
| 20151871 | 1468 SADLER RD | 14,000 | 08/13/2015 |
| 20151821 | 1468 SADLER RD | 0 | 08/05/2015 |
| 20151813 | 1453 SADLER RD | 15,000 | 08/04/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1993] W14 BAS=[YR=1993] W6S6E6N6$ S6W6S4
BAS=[YR=1993] S40 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E20 N3
W20$E20 N10 W20 $ E20 N40 W20$E20 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

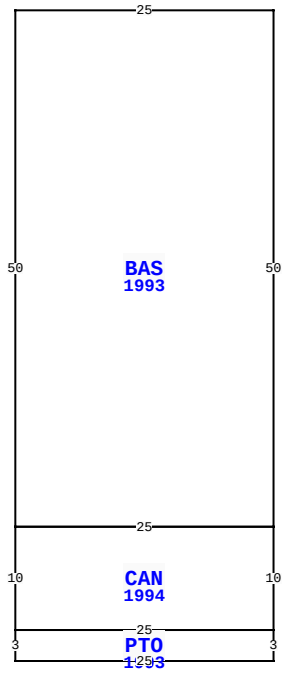
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 67 100 |
| Story Height | | 13 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,250 | 100 | 1,250 | 80,907 |
| CAN | 250 | 30 | 75 | 4,855 |
| PTO | 75 | 5 | 4 | 259 |
| TOTALS | 1,575 | | 1,329 | 86,020 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,329 | 113.8045 | 129.45 | 172,039 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

9 COMNTYSHOP – 0% - 0 Heated Area: 1250 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE |
| XF DATE | 12/10/2020 | KK | LAND DATE 12/10/2020 KK |
| INC DATE | | | AG DATE |

1910 S 14TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20151627 | 1423 SADLER RD | 1,875 | 07/13/2015 |
| 20151591 | 1523 SADLER RD | 12,500 | 07/09/2015 |
| 20151501 | 1415 SADLER RD | 4,700 | 06/29/2015 |
| 20151502 | 1415 SADLER RD | 600 | 06/29/2015 |
| 20151467 | 1523 SADLER RD | 2,500 | 06/24/2015 |
| 20151431 | 1523 SADLER RD | 80,000 | 06/22/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S50 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E25 N3 W25$E25 N10 W25$E25 N50$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 50 100 |
| Story Height | | 13 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

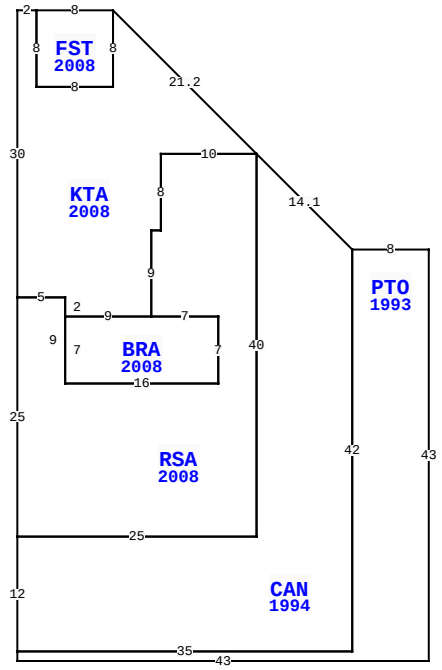
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BRA | 112 | 110 | 123 | 7,171 |
| CAN | 770 | 30 | 231 | 13,466 |
| FST | 64 | 50 | 32 | 1,866 |
| KTA | 435 | 110 | 478 | 27,865 |
| PTO | 379 | 5 | 19 | 1,108 |
| RSA | 652 | 110 | 717 | 41,798 |
| TOTALS | 2,412 | | 1,600 | 93,272 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,600 | 102.4947 | 116.59 | 186,544 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

10 COMNTYSHOP – 0% - 0 Heated Area: 1199 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20151422 | 1453 SADLER RD | 15,000 | 06/19/2015 |
| 20151112 | 1465 SADLER RD | 11,550 | 05/15/2015 |
| 20150885 | 1415 SADLER RD | 2,000 | 04/23/2015 |
| 20150864 | 1465 SADLER RD | 40,000 | 04/22/2015 |
| 20150866 | 1465 SADLER RD | 59,000 | 04/22/2015 |
| 20150852 | STARBUCKS SIGNS | 9,500 | 04/21/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W8 CAN=[YR=1994] U10 L10 KTA=[YR=2008] U15 L15 FST=[YR=2008] W8 S8E8N8$ S8W8N8 W2 S30 RSA=[YR=2008] S25 E25 N40 W10 S8 W1 S9 BRA=[YR=2008] W9 S7 E16 N7 W7$ E7 S7 W16 N9 W5$ E5 S2 E9 N9E1 N8 E10$ S40 W25 S12 E35 N42$ S42 W35 S1 E43 N43$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 64 100 |
| Story Height | | 13 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

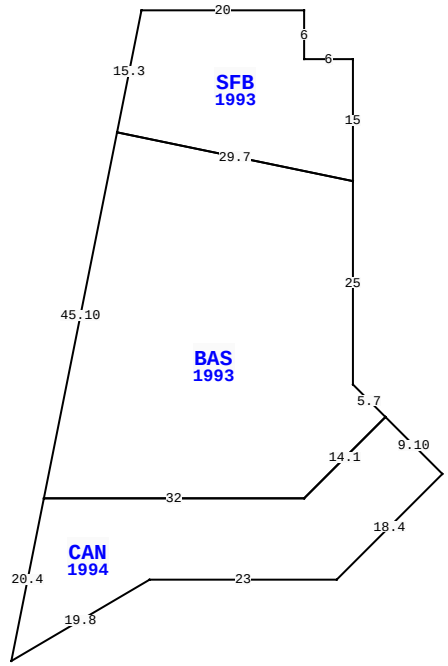
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,419 | 100 | 1,419 | 79,961 |
| CAN | 586 | 30 | 176 | 9,918 |
| SFB | 464 | 80 | 371 | 20,906 |
| TOTALS | 2,469 | | 1,966 | 110,784 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,966 | 99.0782 | 112.70 | 221,568 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

11 COMNTYSHOP – 0% - 0 Heated Area: 1790 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20150853 | STARBUCKS SIGNS | 125 | 04/21/2015 |
| 20150823 | NEW CONSTR | 5,000 | 04/16/2015 |
| 20150728 | XFOB | 50,607 | 04/06/2015 |
| 20150518 | NEW CONSTR | 6,000 | 03/11/2015 |
| 20150520 | SHELL | 4,000 | 03/11/2015 |
| 20150441 | SHELL | 67,000 | 02/26/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1993] W6N6W20 L3 D15 BAS=[YR=1993] L9 D45
CAN=[YR=1994] L4 D20 R17 U10 E23 U13 R13 U7 L7 D10 L10
W32$ E32 U10 R10 U4 L4 N25 U6 L29 $ R29 D6 N15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

00-00-30-0800-0038-0000



## BUILDING CHARACTERISTICS

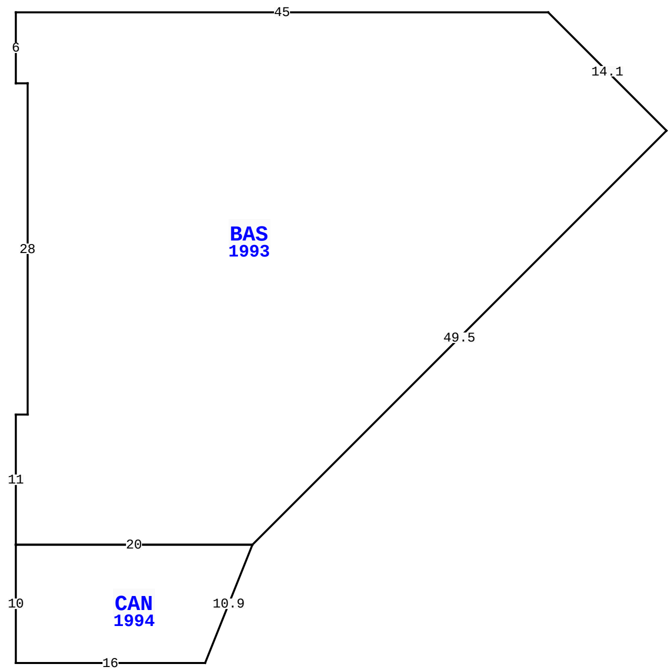
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 63 100 |
| Story Height | | 13 100 |
| RMS | | 9 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy / Quality | 00 / 04 | NONE 100 / Quality Level 04 |
| 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 | 1,785 | 100 | 1,785 | 89,937 |
| CAN | 180 | 30 | 54 | 2,721 |
| TOTALS | 1,965 | | 1,839 | 92,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,839 | 88.5931 | 100.77 | 185,316 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

12 COMNTYSHOP – 0% - 0    Heated Area: 1785    HX Base Yr




| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

1910 S 14TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20150417 | STARBUCKS | 90,000 | 02/24/2015 |
| 20150219 | UPS STORE | 7,000 | 02/03/2015 |
| 20150184 | STARBUCKS | 720,000 | 01/29/2015 |
| 20150185 | MATTRESS STORE | 100,000 | 01/29/2015 |
| 20150037 | STARBUCKS | 35,000 | 01/08/2015 |
| 20142234 | CONNECT HEARING | 2,200 | 10/15/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993]  U10 L10  W45 S6 E1 S28 W1 S11 CAN=[YR=1994] S10 E16  U10 R4  W20$ E20  U35 R35 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS    Total Acres: 0.00    Total Land Value: 1,954,632    Market: 0    Agricultural: 0    Common: 0    PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

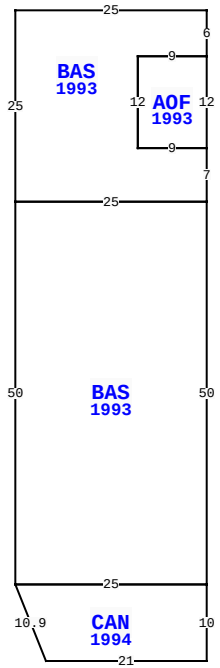
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 63 100 |
| Story Height | | 13 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 |
|---|---|---|---|---|
| AOF | 108 | 100 | 108 | 5,384 |
| BAS | 517 | 100 | 517 | 25,773 |
| BAS | 1,250 | 100 | 1,250 | 62,313 |
| CAN | 230 | 30 | 69 | 3,440 |
| TOTALS | 2,105 | | 1,944 | 96,908 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,944 | 87.6506 | 99.70 | 193,817 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

13 COMNTYSHOP – 0% - 0 Heated Area: 1875 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 HS | LGL DATE | |
| XF DATE | 12/10/2020 KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20142236 | CONNECT HEARING | 100 | 10/15/2014 |
| 20141728 | H/AC | 5,000 | 08/06/2014 |
| 20131749 | H/AC | 93,000 | 07/25/2013 |
| 20131764 | REMODEL | 20,000 | 07/25/2013 |
| 20131743 | REMODEL | 820,000 | 07/24/2013 |
| 20131280 | REMODEL | 75,000 | 06/06/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S25 BAS=[YR=1993] S50 CAN=[YR=1994] D10 R4 E21 N10 W25$ E25 N50 W25$ E25 N7 AOF=[YR=1993] N12 W9S12 E9$ W9 N12 E9 N6$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 13 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 81 100 |
| Story Height | | 13 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

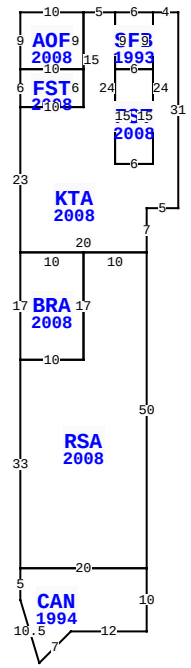
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 90 | 100 | 90 | 4,668 |
| BRA | 170 | 110 | 187 | 9,698 |
| CAN | 213 | 30 | 64 | 3,319 |
| FST | 60 | 50 | 30 | 1,556 |
| FST | 90 | 50 | 45 | 2,334 |
| KTA | 621 | 110 | 683 | 35,421 |
| RSA | 830 | 110 | 913 | 47,348 |
| SFB | 54 | 80 | 43 | 2,230 |
| TOTALS | 2,128 | | 2,055 | 106,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 2,055 | 91.1849 | 103.72 | 213,145 | 1987 | 1995 | 0 | 0 | 0 | 50.00 | 50.00 |

14 COMNTYSHOP – 0% - 0 Heated Area: 1754 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20130485 | GAS | 300 | 03/11/2013 |
| 20130485 | GAS | 300 | 03/11/2013 |
| 20130104 | REMODEL | 47,789 | 01/15/2013 |
| 20130051 | REMODEL | 53,000 | 01/08/2013 |
| 20130052 | REMODEL | 21,000 | 01/08/2013 |
| 20122458 | REMODEL | 6,633 | 12/06/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

KTA=[YR=2008] W4 SFB=[YR=1993] W6 S9 FST=[YR=2008] S15 E6 N15 W6$ E6 N9$ S24 W6 N24 W5 AOF=[YR=2008] W10 S9 FST=[YR=2008] S6 E10 N6 W10$ E10 N9 $ S15 W10 S23 BRA=[YR=2008] S17 RSA=[YR=2008] S33 CAN=[YR=1994] S5 R3 D10 U5 R5 E12 N10 W20$ E20 N50 W10 S17 W10$ E10 N17 W10$ E20 N7 E5 N31$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 7 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 87 100 |
| Story Height | | 13 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

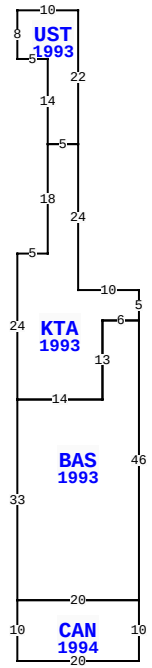
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 738 | 100 | 738 | 36,295 |
| CAN | 200 | 30 | 60 | 2,951 |
| KTA | 432 | 110 | 475 | 23,361 |
| UST | 150 | 40 | 60 | 2,951 |
| TOTALS | 1,520 | | 1,333 | 65,557 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,333 | 86.4725 | 98.36 | 131,114 | 1987 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

15 COMNTYSHOP – 0% - 0 Heated Area: 1170 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 HS | LGL DATE | |
| XF DATE | 12/10/2020 KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122459 | REMODEL | 28,453 | 12/06/2012 |
| 20122408 | REMODEL | 22,500 | 11/30/2012 |
| 20122321 | H/AC | 126,000 | 11/15/2012 |
| 20122322 | H/AC | 26,000 | 11/15/2012 |
| 20122279 | REMODEL | 131,735 | 11/07/2012 |
| 20122280 | REMODEL | 53,300 | 11/07/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W10 S8 E5 S14 KTA=[YR=1993] S18 W5 S24
BAS=[YR=1993] S33 CAN=[YR=1994] S10 E20 N10 W20$ E20 N46W6
S13 W14$ E14 N13 E6 N5 W10 N24 W5$ E5 N22 $.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

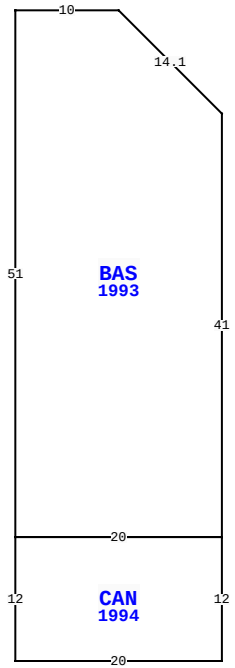
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 85 100 |
| Story Height | | 13 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 970 | 100 | 970 | 44,717 |
| CAN | 240 | 30 | 72 | 3,319 |
| TOTALS | 1,210 | | 1,042 | 48,036 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,042 | 81.0533 | 92.20 | 96,072 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

16 COMNTYSHOP – 0% - 0 Heated Area: 970 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122232 | REMODEL | 29,200 | 11/01/2012 |
| 20122235 | REMODEL | 14,867 | 11/01/2012 |
| 20122199 | REPAIR/RRF | 372,500 | 10/25/2012 |
| 20122147 | REMODEL | 1,500,000 | 10/18/2012 |
| 20122122 | REMODEL | 448,000 | 10/12/2012 |
| 20121944 | H/AC | 24,814 | 09/21/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] U10 L10 W10 S51 CAN=[YR=1994] S12 E20 N12 W20$E20 N41$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

00-00-30-0800-0038-0000



## BUILDING CHARACTERISTICS

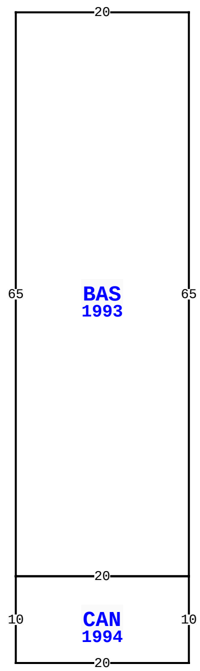
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 01 | MINIMUM 40 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 41 100 |
| Story Height | | 13 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 04 |
| QUBS Adjustme | 04 | QUBS FB 100 |
| 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 | 1,300 | 100 | 1,300 | 65,767 |
| CAN | 200 | 30 | 60 | 3,036 |
| TOTALS | 1,500 | | 1,360 | 68,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,360 | 88.9466 | 101.18 | 137,605 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

17 COMNTYSHOP – 0% - 0 Heated Area: 1300 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121922 | DEMOLITION | 27,000 | 09/17/2012 |
| 20121775 | REMODEL | 60,713 | 08/30/2012 |
| 20121776 | REMODEL | 23,000 | 08/30/2012 |
| 20121767 | MECH OTHER | 182,446 | 08/29/2012 |
| 20121565 | REMODEL | 400,000 | 08/02/2012 |
| 20111658 | SIGN | 1,000 | 09/21/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 S65 CAN=[YR=1994] S10 E20 N10 W20$E20 N65$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

TOTAL OB/XF 0

## LAND DESCRIPTION

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**



## BUILDING CHARACTERISTICS

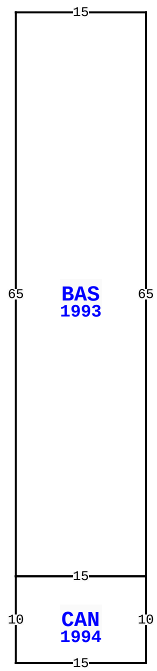
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 9 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 81 100 |
| Story Height | | 13 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 04 | Quality Level 04 |
| Occupancy | 00 | NONE 100 |
| 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 | 975 | 100 | 975 | 52,592 |
| CAN | 150 | 30 | 45 | 2,428 |
| TOTALS | 1,125 | | 1,020 | 55,019 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 1,020 | 94.8370 | 107.88 | 110,038 | 1987 | 1990 | 0 | 0 | 0 | 50.00 | 50.00 |

18 COMNTYSHOP – 0% - 0     Heated Area: 975     HX Base Yr




| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
|---|---|---|---|---|---|
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

1910 S 14TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111426 | MECH OTHER | 1,500 | 08/19/2011 |
| 20111404 | SIGN | 1,350 | 08/17/2011 |
| 20111283 | H/AC | 4,700 | 08/02/2011 |
| 20111208 | GAS | 1,500 | 07/25/2011 |
| 20111193 | H/AC | 10,000 | 07/22/2011 |
| 20111119 | REMODEL | 0 | 07/11/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 S65 CAN=[YR=1994] S10 E15 N10 W15$E15 N65$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

TOTAL OB/XF 0

## LAND DESCRIPTION

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**



## BUILDING CHARACTERISTICS

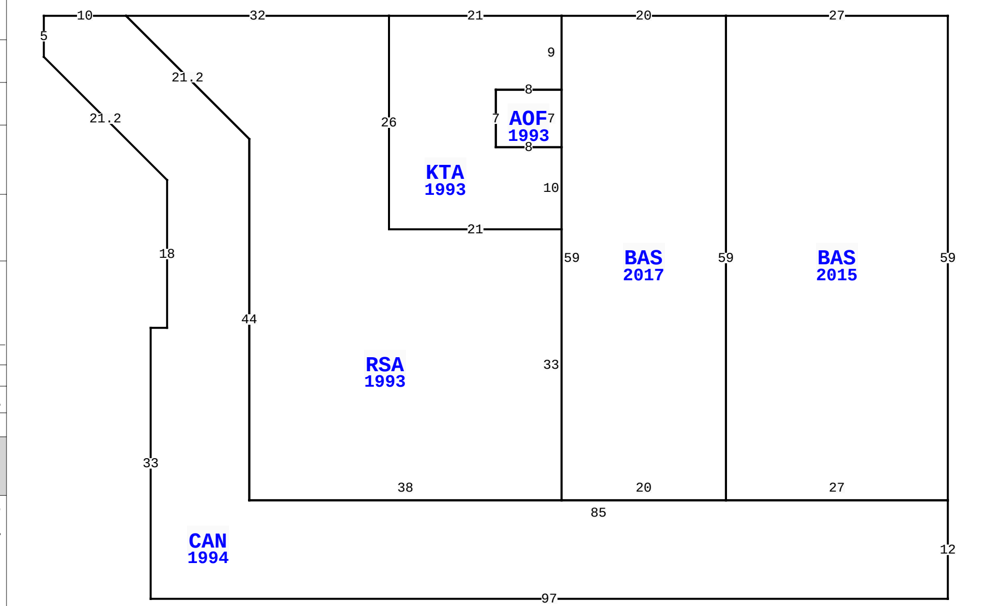
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 15 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 50 100 |
| Story Height | | 13 100 |
| RMS | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 04 | Quality Level 04 |
| Occupancy | 00 | NONE 100 |
| 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 |
|---|---|---|---|---|
| AOF | 56 | 100 | 56 | 2,963 |
| BAS | 1,593 | 100 | 1,593 | 84,294 |
| BAS | 1,180 | 100 | 1,180 | 62,440 |
| CAN | 1,871 | 30 | 561 | 29,686 |
| KTA | 490 | 110 | 539 | 28,521 |
| RSA | 1,809 | 110 | 1,990 | 105,301 |
| TOTALS | 6,999 | | 5,919 | 313,204 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 5,919 | 93.0374 | 105.83 | 626,408 | 1995 | 1995 | 0 | 0 | 0 | 50.00 | 50.00 |

19 COMNTYSHOP – 0% - 0 Heated Area: 5128 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| BLD DATE | 08/04/2022 | HS | LGL DATE | | |
|---|---|---|---|---|---|
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 | KK |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111121 | H/AC | 0 | 07/11/2011 |
| 20111083 | REPAIR/RRF | 1,800 | 07/01/2011 |
| 20111067 | REMODEL | 105,000 | 06/29/2011 |
| 20111035 | DEMOLITION | 400 | 06/23/2011 |
| 20110472 | OTHER | 4,100 | 04/01/2011 |
| 20102014 | SIGN | 2,000 | 11/22/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W27 BAS=[YR=2017] W20 KTA=[YR=1993] W21 RSA=[YR=1993] W32 CAN=[YR=1994] W10 S5 D15 R15 S18 W2 S33 E97 N12 W85 N44 U15 L15 $ D15 R15 S44 E38 N33 W21 N26$ S26 E21 N10 AOF=[YR=1993] N7 W8 S7 E8$ W8 N7 E8 N9$ S59 E20 N59$ S59 E27 N59$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 06 | CUST PANEL 40 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 07 | CORK/VTILE 40 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 19 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 50 100 |
| Story Height | | 21 100 |
| RMS | | 13 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| QualityAdjustme | 02 | QUALITY Level 04 |

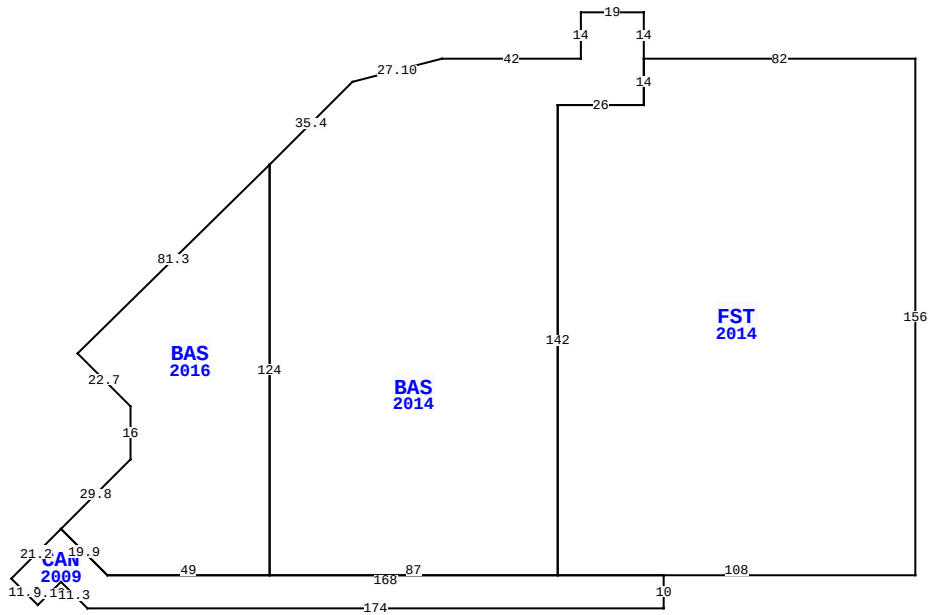
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 13,620 | 100 | 13,620 | 802,218 |
| BAS | 5,012 | 100 | 5,012 | 295,207 |
| CAN | 2,062 | 30 | 619 | 36,459 |
| FST | 16,484 | 50 | 8,242 | 485,454 |
| TOTALS | 37,178 | | 27,493 | 1,619,338 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 27,493 | 103.5585 | 117.80 | 3,238,675 | 1995 | 2000 | 0 | 0 | 0 | 50.00 | 50.00 |

20 COMNTYSHOP – 0% - 0 Heated Area: 18632 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 | HS | LGL DATE |
| XF DATE | 12/10/2020 | KK | LAND DATE 12/10/2020 KK |
| INC DATE | | | AG DATE |

1910 S 14TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101941 | SIGN | 50 | 11/09/2010 |
| 20101755 | H/AC | 4,000 | 10/12/2010 |
| 20101637 | H/AC | 5,600 | 09/21/2010 |
| 20101501 | SIGN | 1,500 | 09/02/2010 |
| 20101502 | ELEC OTHER | 200 | 09/02/2010 |
| 20101505 | REMODEL | 4,000 | 09/02/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2014] W82 BAS=[YR=2014] N14 W19 S14 W42 L27 D7 D25 L25 BAS=[YR=2016] L58 D57 D16 R16 S16 D21 L21 CAN=[YR=2009] D15 L15 D8 R8 U7 R7 D8 R8 E174 N10 W168 U14 L14 $ D14 R14 E49 N124$ S124 E87 N142 E26 N14$ S14 W26 S142 E108 N156$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

00-00-30-0800-0038-0000

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

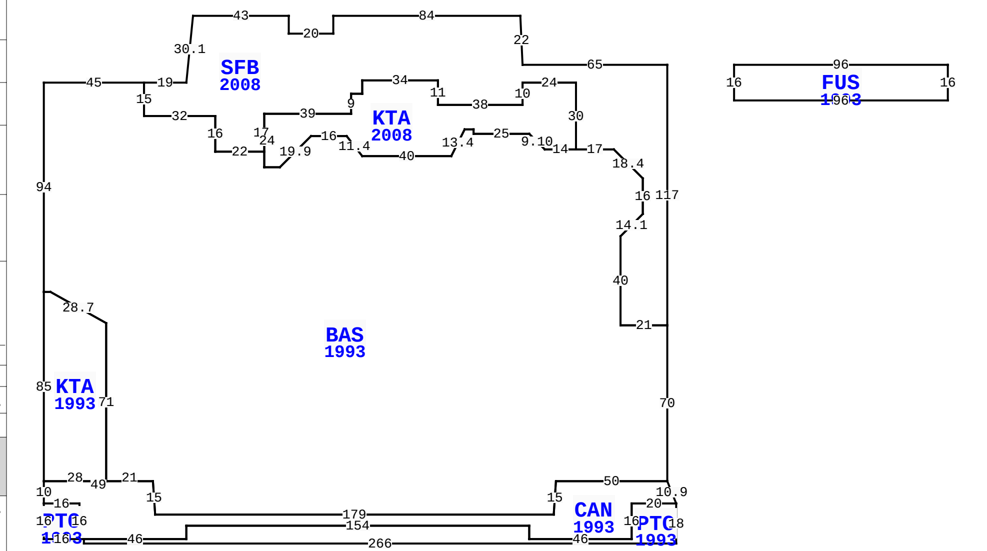
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 08 | DECORATIVE 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 10 | TERRAZZO 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 59 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 16 100 |
| Story Height | | 21 100 |
| RMS | | 25 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality Adjustme | 04 | Quality Level 04 |
| 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 | 42,790 | 100 | 42,790 | 3,293,761 |
| CAN | 3,164 | 30 | 949 | 73,050 |
| FUS | 1,536 | 100 | 1,536 | 118,234 |
| KTA | 2,205 | 110 | 2,426 | 186,742 |
| KTA | 3,113 | 110 | 3,424 | 263,563 |
| PTO | 256 | 5 | 13 | 1,001 |
| PTO | 1,776 | 5 | 89 | 6,851 |
| SFB | 9,547 | 80 | 7,638 | 587,935 |
| TOTALS | 64,387 | | 58,865 | 4,531,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1401 | 04 | 58,865 | 123.1574 | 153.95 | 9,062,267 | 1987 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

21 SUPER MRKT – 0% - 0 Heated Area: 57282 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| BLD DATE | 08/04/2022 | HS | LGL DATE | |
|---|---|---|---|---|
| XF DATE | 12/10/2020 | KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101377 | ELEC OTHER | 350 | 08/18/2010 |
| 20101136 | REMODEL | 400 | 07/13/2010 |
| 20101097 | H/AC | 5,100 | 07/06/2010 |
| 20091559 | SIGN | 100 | 11/17/2009 |
| 20091358 | SIGN | 100 | 10/06/2009 |
| 20091295 | SIGN | 100 | 09/24/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=2008] W65 U22 L1 W84 S8 W20 N8 W43 D30 L3 W19 BAS=[YR=1993] W45 S94 KTA=[YR=1993] S85 CAN=[YR=1993] S10 PTO=[YR=1993] S16 E16 N16 W16$ E16 S16 E2 PTO=[YR=1993] S2 E266 N18 W20 S16 W46 N6 W154 S6 W46$ E46 N6 E154 S6 E46 N16 E20 U10 L4 W50 D15 L1 W179 U15 L1 W49$ E28 N71 U14 L25 W3$ E3 R25 D14 S71 E21 D15 R1 E179 U15 R1 E50 N70 W21 N40 U10 R10 N16 U13 L13 W17 KTA=[YR=2008] N30 W24 S10 W38 N11 W34 S6 W5 S9 W39 S24 E7 U14 R14 E16 D9 R7 E40 U12 R6 E4 S2 E25 D7 R7 E14$ W14 U7 L7 W25 N2 W4 D12 L6 W40 U9 L7 W16 D14 L14 W7 N7 W22 N16 W32 N15$ S15 E32 S16 E22 N17 E39 N9 E5 N6 E34 S11 E38 N10 E24 S30 E17 D13 R13 S16 D10 L10 S40 E21 N117$ PTR= E30 FUS=[YR=1993] E96 S16 W96 N16$

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

TOTAL OB/XF 0

## LAND DESCRIPTION

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

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

**2024**

**00-00-30-0800-0038-0000**

## BUILDING CHARACTERISTICS

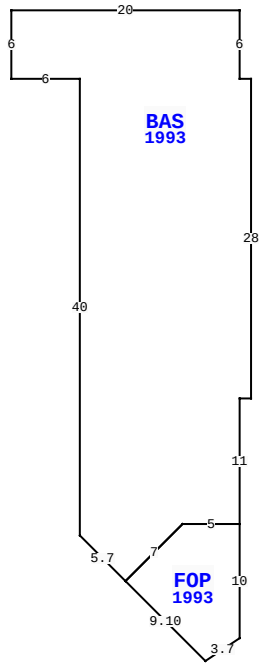
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 33 100 |
| Story Height | | 13 100 |
| RMS | | 3 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 719 | 100 | 719 | 46,440 |
| FOP | 80 | 30 | 24 | 1,550 |
| TOTALS | 799 | | 743 | 47,990 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 743 | 113.5688 | 129.18 | 95,981 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

35 COMNTYSHOP – 0% - 0 Heated Area: 719 HX Base Yr




1910 S 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 HS | LGL DATE | |
| XF DATE | 12/10/2020 KK | LAND DATE | 12/10/2020 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 8,332,907 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 10,287,539 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,287,539 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,287,539 |
| TOTAL JUST VALUE | 10,287,539 |
| NCON VALUE | 0 |
| INCOME VALUE | 10,287,539 |
| PREVIOUS YEAR MKT VALUE | 10,287,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091196 | H/AC | 4,000 | 09/08/2009 |
| 20091198 | H/AC | 2,900 | 09/08/2009 |
| 20091131 | SIGN | 2,250 | 08/26/2009 |
| 20091001 | SIGN | 1,500 | 07/27/2009 |
| 20091002 | ELEC OTHER | 500 | 07/27/2009 |
| 20090714 | H/AC | 1,200 | 06/08/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 S6 E6 S40 D4 R4 FOP=[YR=1993] D7 R7 U2 R3 N10 W5 D5 L5 $ U5 R5 E5 N11 E1 N28 W1 N6 $.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS