PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

**2024**

**24-2N-28-0000-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

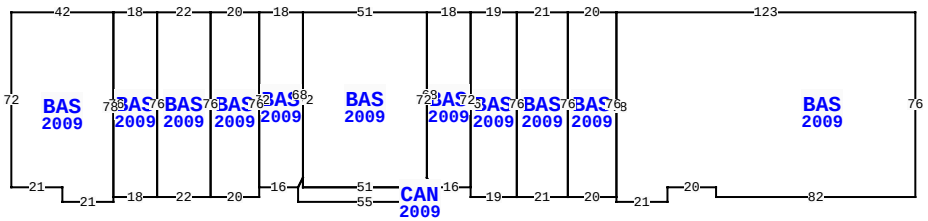
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 03 | CONC FINSH 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 80 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 18 100 |
| RMS | | 30 100 |
| 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 | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,292 | 100 | 1,292 | 85,296 |
| BAS | 1,292 | 100 | 1,292 | 85,296 |
| BAS | 1,368 | 100 | 1,368 | 90,314 |
| BAS | 1,444 | 100 | 1,444 | 95,331 |
| BAS | 1,520 | 100 | 1,520 | 100,349 |
| BAS | 1,520 | 100 | 1,520 | 100,349 |
| BAS | 1,596 | 100 | 1,596 | 105,366 |
| BAS | 1,672 | 100 | 1,672 | 110,383 |
| BAS | 3,150 | 100 | 3,150 | 207,959 |
| BAS | 3,672 | 100 | 3,672 | 242,421 |
| TOTALS | 28,174 | | 27,937 | 1,844,366 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 27,937 | 99.1800 | 105.63 | 2,950,985 | 2009 | 2009 | 0 | 0 | 20 | 17.50 | 62.50 |

1 NBHD SHOP - 0% - 0 Heated Area: 27836 HX Base Yr




** This building has 12 Sub-Areas

464073 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/25/2020 KK | LGL DATE | |
| XF DATE | 06/16/2022 KK | LAND DATE | 06/16/2022 KK |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 2,299,876 |
| TOTAL MARKET OB/XF VALUE | 195,970 |
| TOTAL LAND VALUE - MARKET | 1,505,436 |
| TOTAL MARKET VALUE | 4,001,282 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,001,282 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,001,282 |
| TOTAL JUST VALUE | 4,001,282 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 4,237,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240002601 | DEMO OF WALLS AND | 500 | 03/05/2024 |
| SU240001323 | NON ILLUMINATED C | 4,500 | 02/02/2024 |
| SU230015808 | | 2,400 | 12/12/2023 |
| 23000493 | DEMOLITION | 12,000 | 01/19/2023 |
| 220012788 | REMODEL UNIT 5 | 14,500 | 08/19/2022 |
| 22006755 | XFOB - AWNING | 1,350 | 05/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/0802 | 6/08/2017 | SW | Q | I | 01 | 5,465,000 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |
| 2125/0799 | 6/08/2017 | QC | U | I | 11 | 100 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W123 BAS=[YR=2009] W20 BAS=[YR=2009] W21 BAS=[YR=2009] W19 BAS=[YR=2009] W18 BAS=[YR=2009] W51 BAS=[YR=2009] W18 BAS=[YR=2009] W20 BAS=[YR=2009] W22 BAS=[YR=2009] W18 BAS=[YR=2009] W42 S72 E21 S6 E21 N78$ S76 E18 N76$ S76 E22 N76$ S76 E20 N76$ S72 E16 CAN=[YR=2009] S6 E55 N6 U4 L2 S4 W51 N4 D4 L2 $ U4 R2 N68$ S72 E51 N72$ S68 D4 R2 E16 N72$ S76 E19 N76$ S76 E21 N76$ S76 E20 N76$ S78 E21 N6 E20 S4 E82 N76 $.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 45,481.00 | SF | 2.00 | 2.00 | 100 | 2009 | 2009 | 3 | 64 | 58,216 | |
| 2 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 53.00 | UT | 25.00 | 25.00 | 100 | 2009 | 2009 | 3 | 93 | 1,232 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,959.00 | LF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 93 | 27,328 | |
| 4 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 10.00 | UT | 2,530.00 | 2,530.00 | 100 | 2009 | 2009 | 3 | 76 | 19,228 | |
| 5 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 8.00 | UT | 500.00 | 500.00 | 100 | 2009 | 2009 | 3 | 76 | 3,040 | |
| 6 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 1.00 | UT | 350.00 | 350.00 | 100 | 2009 | 2009 | 3 | 76 | 266 | |
| 7 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 178.00 | SF | 8.00 | 8.00 | 100 | 2009 | 2009 | 3 | 90 | 1,282 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 11 | 10 | 110.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 644 | |
| 9 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 35.00 | LF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 76 | 399 | |
| 10 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 152.00 | SF | 65.00 | 65.00 | 100 | 2009 | 2009 | 3 | 56 | 5,533 | |

TOTAL OB/XF 117,168

## 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 | 0004 | CI | 250.00 | 335.00 | 125,453.00 | SF | | 1.00 | 1.00 | 1.00 | 12.00 | 12.00 | 1,505,436 | | | | | | | |

REVIEW DATE 08/17/2023 BY HS Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

**2024**

**24-2N-28-0000-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

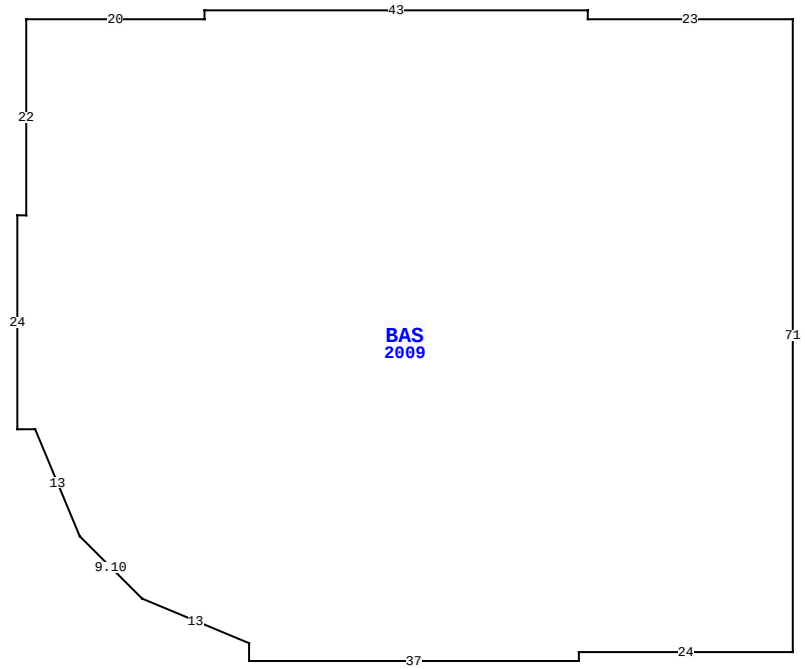
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 12 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 18 100 |
| RMS | | 32 100 |
| 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 | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 5,982 | 100 | 5,982 | 455,510 |
| TOTALS | 5,982 | | 5,982 | 455,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 5,982 | 105.9288 | 112.81 | 674,829 | 2009 | 2009 | 0 | 0 | 15 | 17.50 | 67.50 |

12 NBHD SHOP – 0% - 0 Heated Area: 5982 HX Base Yr




464073 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/25/2020 | KK | LGL DATE | |
| XF DATE | 06/16/2022 | KK | LAND DATE | 06/16/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 2,299,876 |
| TOTAL MARKET OB/XF VALUE | 195,970 |
| TOTAL LAND VALUE - MARKET | 1,505,436 |
| TOTAL MARKET VALUE | 4,001,282 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,001,282 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,001,282 |
| TOTAL JUST VALUE | 4,001,282 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 4,237,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006758 | XFOB - AWNING | 1,350 | 05/02/2022 |
| 22006759 | XFOB - AWNING | 5,125 | 05/02/2022 |
| 22006760 | XFOB - AWNING | 5,125 | 05/02/2022 |
| 22006761 | XFOB - AWNING | 2,125 | 05/02/2022 |
| 21016359 | REMDL-DISO WITH B | 768,366 | 11/23/2021 |
| 21013062 | REMDEL-BLACK CAT | 113,000 | 09/28/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/0802 | 6/08/2017 | SW | Q | I | 01 | 5,465,000 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |
| 2125/0799 | 6/08/2017 | QC | U | I | 11 | 100 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W23N1W43S1W20S22W1S24 E2 D12 R5 D7 R7 D5 R12 S2E37N1 E24N71$.

## 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 | 0098 | AWNING MTL | 0 | 0 | 0 | 0 | 96.00 | SF | 13.00 | 13.00 | 100 | 2009 | 2009 | 3 | 40 | 499 | |
| 12 | 0300 | BOAT DCK W | 0 | 0 | 375 | 5 | 1,875.00 | SF | 40.00 | 40.00 | 100 | 2009 | 2009 | 3 | 56 | 42,000 | |
| 13 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 385.00 | LF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 76 | 4,389 | |
| 14 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2009 | 2009 | 3 | 76 | 228 | |
| 15 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 8.00 | LF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 76 | 91 | |
| 16 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 748.00 | LF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 40 | 2,992 | |
| 17 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 14.00 | UT | 450.00 | 450.00 | 100 | 2009 | 2009 | 3 | 76 | 4,788 | |
| 18 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 832.00 | SF | 10.50 | 10.50 | 100 | 2011 | 2011 | 3 | 50 | 4,368 | |
| 19 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 124.00 | LF | 20.00 | 20.00 | 100 | 2011 | 2011 | 3 | 50 | 1,240 | |
| 20 | 0444 | BOX FNC 4' | 0 | 0 | 0 | 0 | 46.00 | LF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 50 | 150 | |

TOTAL OB/XF 60,745

## 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 08/17/2023 BY HS Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2125/802 BEING
PARCELS 1 & 2

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

**2024**

**24-2N-28-0000-0018-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 2,299,876 |
| TOTAL MARKET OB/XF VALUE | 195,970 |
| TOTAL LAND VALUE - MARKET | 1,505,436 |
| TOTAL MARKET VALUE | 4,001,282 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,001,282 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,001,282 |
| TOTAL JUST VALUE | 4,001,282 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 4,237,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008122 | NEW CONSTR-INVO | 356,063 | 10/26/2020 |
| 20006474 | DEMOLITION | 7,500 | 08/12/2020 |
| C1530652 | BLD OUT ISLAND GL | 35,000 | 08/07/2015 |
| B1530652 | BLD OUT ISLAND GL | 35,000 | 06/01/2015 |
| B1327867 | JUNIORS SEAFOOD | 0 | 11/18/2013 |
| E1325899 | VINO'S ITALIAN RE | 0 | 02/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/0802 | 6/08/2017 | SW | Q | I | 01 | 5,465,000 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |
| 2125/0799 | 6/08/2017 | QC | U | I | 11 | 100 |
| GRANTOR: SCGV-YULEE LLC | | | | | | |
| GRANTEE: EAGLES CROSSING LLC | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/25/2020 | KK | LGL DATE | |
| XF DATE | 06/16/2022 | KK | LAND DATE | 06/16/2022 KK |
| INC DATE | | | AG DATE | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 300.00 | 300.00 | 100 | 2011 | 2011 | 3 | 81 | 972 | |
| 22 | 0810 | CONCRETE A | 0 | 0 | 20 | 7 | 140.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 819 | |
| 23 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2009 | 2009 | 3 | 76 | 532 | |
| 24 | 1126 | CB/STC 8" | 0 | 0 | 34 | 6 | 140.00 | SF | 8.00 | 8.00 | 100 | 2009 | 2009 | 3 | 90 | 1,008 | |
| 25 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,896.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 90 | 14,026 | |
| 26 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 7.00 | UT | 100.00 | 100.00 | 100 | 2009 | 2009 | 3 | 100 | 700 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 18,057

| 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 08/17/2023 BY HS Total Acres: 0.00 Total Land Value: 1,505,436 Market: 0 Agricultural: 0 Common: 1,505,436 PRINTED 08/06/2024 BY SYS