PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 747/838
(EX UTIL ESMT IN OF 670/1004 &

PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

2024

25-2N-28-0000-0002-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
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		39 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

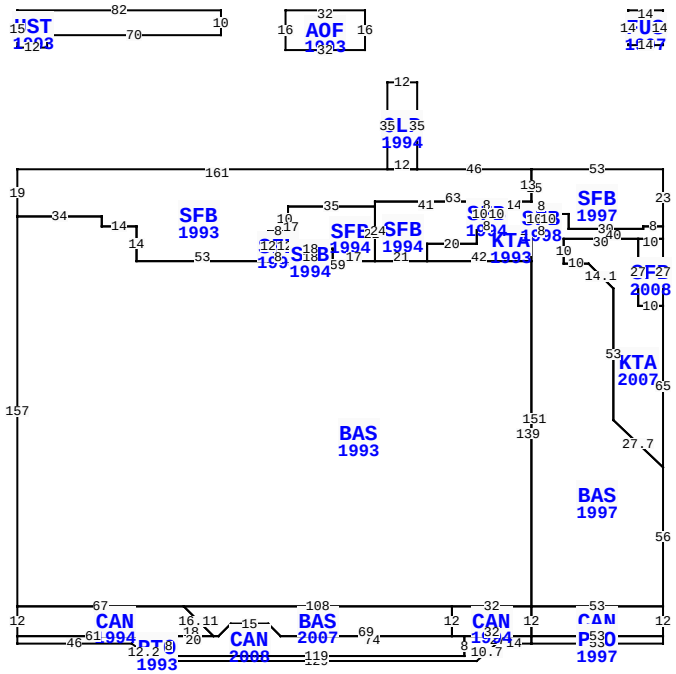
DOR CODE	1400	SUPERMARKET	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	512	100	512	26,976
BAS	29,581	100	29,581	1,558,564
BAS	6,198	100	6,198	326,560
BAS	1,124	100	1,124	59,221
CAN	384	30	115	6,059
CAN	876	30	263	13,857
CAN	636	30	191	10,064
CAN	1,052	30	316	16,650
CLP	420	30	126	6,639
FUS	196	100	196	10,327
TOTALS	52,634		47,664	2,511,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1401	04	47,664	105.3740	131.72	6,278,302	1992	1992	0	0	10	50.00	40.00

1 SUPER MRKT - 0% - 0 Heated Area: 46039 HX Base Yr



** This building has 24 Sub-Areas

96076 LOFTON SQUARE CT, YULEE

BLD DATE	07/15/2019	KK	LGL DATE	
XF DATE	07/15/2019	KK	LAND DATE	07/15/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,511,321
TOTAL MARKET OB/XF VALUE	261,857
TOTAL LAND VALUE - MARKET	762,300
TOTAL MARKET VALUE	3,535,478
SOH/AGL Deduction	212,117
ASSESSED VALUE	3,323,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,323,361
TOTAL JUST VALUE	3,535,478
NCON VALUE	0
INCOME VALUE	2,502,874
PREVIOUS YEAR MKT VALUE	3,615,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001198	XFOB - BUS SHELTE	1,075	02/07/2019
E24838	ELEC OTHER	0	03/01/2012
P13667	OTHER	0	02/01/2009
C19899	CO ISSUED	0	05/01/2007
B19899	ADDITION	1,500,000	05/01/2007
B07786	NEW CONSTR	42,400	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0838	12/29/1995	WD	U	I	02	2,393,000
GRANTOR: PEREGRINE PROPERTIES						
GRANTEE: PARK SLOPE DEVELOPM						
0713/1301	9/09/1994	WD	U	I	02	2,320,000
GRANTOR: WINN DIXIE STORES INC						
GRANTEE: PEREGRINE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1997] W53SFB=[YR=1993] W46CLP=[YR=1994]
N35W12S35E12$W161S19BAS=[YR=1993] S157CAN=[YR=1994]
S12PTO=[YR=1993] S3E46 D7 R10 E129 U7 R8 E14N3W27S8W119
N8W61$E61CAN=[YR=2008] S8E119N8W74 U5 L5 W15 D5 L5 W20$E18
U12 L12 W67$E67BAS=[YR=2007] D12 R12 E2 U5 R5 E15 D5 R5
E69N12W108$E108 CAN=[YR=1994] S12E32N12W32$E32N139
W159N14W14N4W34$E34S4E14S14E53 SFB=[YR=1994] E8SFB=[YR=1994]
E18SFB=[YR=1994] E17SFB=[YR=1994] E21KTA=[YR=1993] E42N24
W14SFB=[YR=1994] W8S10E8N10$S10W8S7
W20S7$N7E20N17W41S24$N22W35S17 E18S5$N5W18S5$N12W8S12$N12E8
N10E35N2E63N13$S15SFB=[YR=1998] S10 E8N10W8$E8S3E7S6E30N1E8
BAS=[YR=1997] W8S1W30N6W7S7W8S151 CAN=[YR=1998]

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	112,497.00	SF	2.00	2.00	100	1992	1992	3	50	112,497	
2	0812	CONCRETE C	0	0	0	0	1,007.00	SF	4.00	4.00	100	1992	1992	3	64	2,578	
3	0966	FIRE SPRNK	0	0	0	0	36,994.00	SF	3.00	3.00	100	1992	1992	3	64	71,028	
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1992	1992	3	30	4,554	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1992	1992	3	30	300	
6	0400	CONC CURB	0	0	0	0	2,246.00	LF	15.00	15.00	100	1992	1992	3	72	24,257	
7	4950	BOLLARD	0	0	0	0	38.00	UT	100.00	100.00	100	1997	1997	3	100	3,800	
8	0461	IRON FENCE	0	0	146	3	438.00	SF	8.50	8.50	100	1997	1997	3	80	2,978	
9	0966	FIRE SPRNK	0	0	0	0	9,524.00	SF	3.00	3.00	100	1997	1997	3	73	20,858	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1997	1997	3	20	80	

TOTAL OB/XF 242,930

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
1	001400	C	SUPERMARKT	0	0004	PUD	0.00	0.00	217,800.00	SF		1.00	1.00	1.00	3.50	3.50	762,300							

REVIEW DATE 07/15/2019 BY KK Total Acres: 0.00 Total Land Value: 762,300 Market: 0 Agricultural: 0 Common: 762,300 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 747/838
(EX UTIL ESMT IN OF 670/1004 &

PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

2024

25-2N-28-0000-0002-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1400	SUPERMARKET	
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

BLD DATE	07/15/2019	KK	LGL DATE
XF DATE	07/15/2019	KK	LAND DATE 07/15/2019 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,511,321
TOTAL MARKET OB/XF VALUE	261,857
TOTAL LAND VALUE - MARKET	762,300
TOTAL MARKET VALUE	3,535,478
SOH/AGL Deduction	212,117
ASSESSED VALUE	3,323,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,323,361
TOTAL JUST VALUE	3,535,478
NCON VALUE	0
INCOME VALUE	2,502,874
PREVIOUS YEAR MKT VALUE	3,615,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007190	CHNGE SRVC	60,000	08/01/2000
B0007209	NEW CONSTR	62,000	06/01/2000
B0007210	NEW CONSTR	60,000	06/01/2000
B974293	NEW CONSTR	57,400	10/01/1997
973922	NEW CONSTR	400,000	05/01/1997
963416	ADDITION	1,174,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0747/0838	12/29/1995	WD	U	I	02	2,393,000
GRANTOR: PEREGRINE PROPERTIES						
GRANTEE: PARK SLOPE DEVELOPM						
0713/1301	9/09/1994	WD	U	I	02	2,320,000
GRANTOR: WINN DIXIE STORES INC						
GRANTEE: PEREGRINE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0964	HALON SYST	0	0	14	4	56.00	SF	50.00	50.00	100	2007	2007	3	88	2,464	
12	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	31	124	
13	6001	ROLLUP DR	0	0	8	7	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	
14	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2007	2007	3	31	1,550	
15	0966	FIRE SPRNK	0	0	0	0	1,124.00	SF	3.00	3.00	100	2007	2007	3	88	2,967	
16	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1992	1992	3	30	1,080	
17	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1992	1992	3	100	1,500	
18	0462	ST/AL FNC	0	0	25	4	100.00	SF	10.00	10.00	100	2007	2007	3	48	480	
19	0462	ST/AL FNC	0	0	0	0	100.00	SF	10.00	10.00	100	2007	2007	3	48	480	
20	0462	ST/AL FNC	0	0	0	0	60.00	SF	10.00	10.00	100	1992	1992	3	20	120	

TOTAL OB/XF 10,845

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 07/15/2019 BY KK Total Acres: 0.00 Total Land Value: 762,300 Market: 0 Agricultural: 0 Common: 762,300 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 747/838
(EX UTIL ESMT IN OF 670/1004 &

PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

2024

25-2N-28-0000-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1400	SUPERMARKET	
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	2,511,321
TOTAL MARKET OB/XF VALUE	261,857
TOTAL LAND VALUE - MARKET	762,300
TOTAL MARKET VALUE	3,535,478
SOH/AGL Deduction	212,117
ASSESSED VALUE	3,323,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,323,361
TOTAL JUST VALUE	3,535,478
NCON VALUE	0
INCOME VALUE	2,502,874
PREVIOUS YEAR MKT VALUE	3,615,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0186	REMODEL	2,800	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0838	12/29/1995	WD	U	I	02	2,393,000
GRANTOR: PEREGRINE PROPERTIES						
GRANTEE: PARK SLOPE DEVELOPM						
0713/1301	9/09/1994	WD	U	I	02	2,320,000
GRANTOR: WINN DIXIE STORES INC						
GRANTEE: PEREGRINE PROPERTIE						

BLD DATE	07/15/2019	KK	LGL DATE	
XF DATE	07/15/2019	KK	LAND DATE	07/15/2019 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0964	HALON SYST	0	0	4	4	16.00	SF	50.00	50.00	100	1997	1997	3	73	584	
22	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1992	1992	3	30	1,080	
23	0819	CONC 12"	0	0	0	0	155.00	SF	9.50	9.50	100	1992	1992	3	64	942	
24	0351	CARPORT MT	0	0	15	5	75.00	SF	10.00	10.00	100	2019	2019	3	86	645	
25	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	2019	2019	3	98	4,831	

LAND DESCRIPTION

TOTAL OB/XF 8,082

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 07/15/2019 BY KK Total Acres: 0.00 Total Land Value: 762,300 Market: 0 Agricultural: 0 Common: 762,300 PRINTED 08/06/2024 BY SYS