PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2024

25-2N-28-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

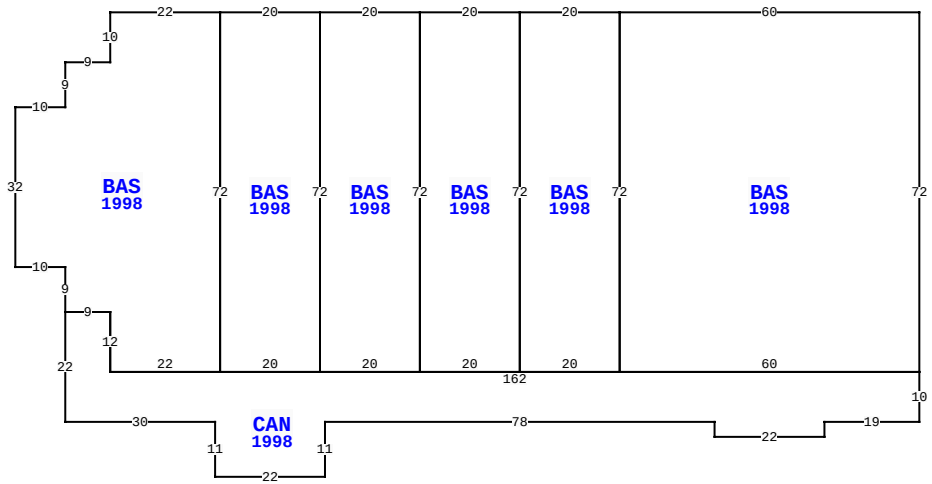
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		49 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		29 100
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	1,440	100	1,440	122,381
BAS	1,440	100	1,440	122,381
BAS	1,440	100	1,440	122,381
BAS	1,440	100	1,440	122,381
BAS	2,354	100	2,354	200,059
BAS	4,320	100	4,320	367,144
CAN	2,126	30	638	54,222
TOTALS	14,560		13,072	1,110,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	13,072	114.0014	121.41	1,587,072	1998	1998	0	0	0	30.00	70.00

1 NBHD SHOP – 0% - 0 Heated Area: 12434 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019	KK	LGL DATE	
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,173,879
TOTAL MARKET OB/XF VALUE	135,117
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,333,999
SOH/AGL Deduction	1,189,188
ASSESSED VALUE	3,144,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,144,811
TOTAL JUST VALUE	4,333,999
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	4,488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240003221	SIGN "CAREER SOUR	2,395	03/20/2024
18008169	REMODEL	25,000	05/19/2019
18007539	XFOB - CARPORT	16,156	10/11/2018
B1428417	REPAIR/RRF	50,000	03/01/2014
E1427336	REMODEL	0	03/01/2014
E1427432	REMODEL	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 BAS=[YR=1998] W20 BAS=[YR=1998] W20
BAS=[YR=1998] W20 BAS=[YR=1998] W20 BAS=[YR=1998] W22 S10
W9 S9 W10 S32 E10 S9 CAN=[YR=1998] S22 E30 S11 E22 N11 E78
S3 E22 N3 E19 N10 W162 N12 W9$ E9 S12 E22 N72$ S72 E20 N72$
S72 E20 N72$ S72 E20 N72$ S72 E20 N72$ S72 E60 N72$.

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	0430	CL FNC 6B	0	0	0	0	710.00	LF	9.70	9.70	100	1997	1997	3	42	2,893	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1997	1997	3	42	294	
3	0803	ASPHALT C	0	0	0	0	27,898.00	SF	2.00	2.00	100	1999	1999	3	50	27,898	
4	0812	CONCRETE C	0	0	0	0	893.00	SF	4.00	4.00	100	1999	1999	3	77	2,750	
5	0400	CONC CURB	0	0	0	0	595.00	LF	15.00	15.00	100	2000	2000	3	84	7,497	
6	0424	CL FNC 6'	0	0	0	0	163.00	LF	20.00	20.00	100	2000	2000	3	52	1,695	
7	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
8	2028	WALL SAFE	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	100	200	
9	0811	CONCRETE B	0	0	0	0	1,931.00	SF	5.20	5.20	100	2000	2000	3	79	7,933	
10	0463	FENCE GATE	0	0	0	0	15.00	UT	300.00	300.00	100	2000	2000	3	52	2,340	

TOTAL OB/XF 53,740

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	PUD	0.00	0.00	292,858.00	SF		1.00	1.00	1.00	3.50	3.50	1,025,003							

REVIEW DATE 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2024

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

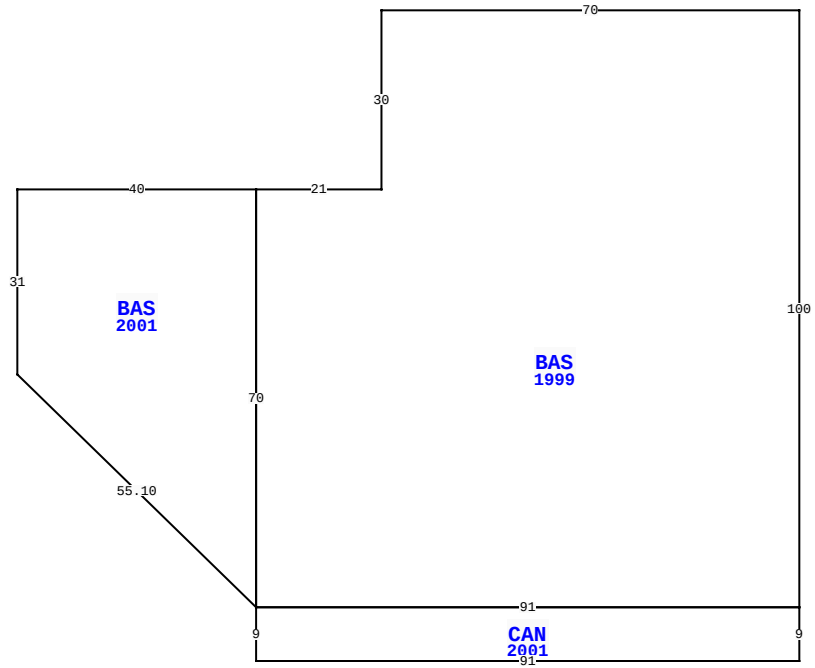
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		17 100
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	8,470	100	8,470	686,106
BAS	2,020	100	2,020	163,628
CAN	819	30	246	19,927
TOTALS	11,309		10,736	869,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,736	106.8220	113.77	1,221,435	1999	1999	0	0	0	28.80	71.20

7 NBHD SHOP - 0% - 0 Heated Area: 10490 HX Base Yr



BLD DATE	09/17/2019	KK	LGL DATE
XF DATE	09/17/2019	KK	LAND DATE 09/17/2019 KK
INC DATE			AG DATE

96016 LOFTON SQUARE CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,173,879
TOTAL MARKET OB/XF VALUE	135,117
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,333,999
SOH/AGL Deduction	1,189,188
ASSESSED VALUE	3,144,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,144,811
TOTAL JUST VALUE	4,333,999
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	4,488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419319	H/AC	0	03/01/2014
P1417256	REMODEL	0	03/01/2014
B1428408	DEMOLITION	1,000	02/01/2014
B1328110	S & J LIQUOR	12,000	12/01/2013
E1327069	REMODEL	0	12/01/2013
B1327551	CO ISSUED	0	10/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S30 W21 BAS=[YR=2001] W40 S31 D39 R40 N70$ S70 CAN=[YR=2001] S9 E91 N9 W91$ E91 N100$.

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	6.00	SF	13.00	13.00	100	2000	2000	3	20	16	
12	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2002	2002	3	100	4,500	
13	0143	BAR TOP G	0	0	0	0	59.00	LF	315.00	315.00	100	2006	2006	3	27	5,018	
14	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2006	2006	3	87	1,348	
15	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	27	108	
16	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
17	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
18	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	1999	1999	3	100	1,400	
19	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	2010	2010	3	91	497	
20	1075	TRELLIS G	0	0	13	15	195.00	SF	35.00	35.00	100	2010	2010	3	60	4,095	

TOTAL OB/XF 17,222

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2024

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

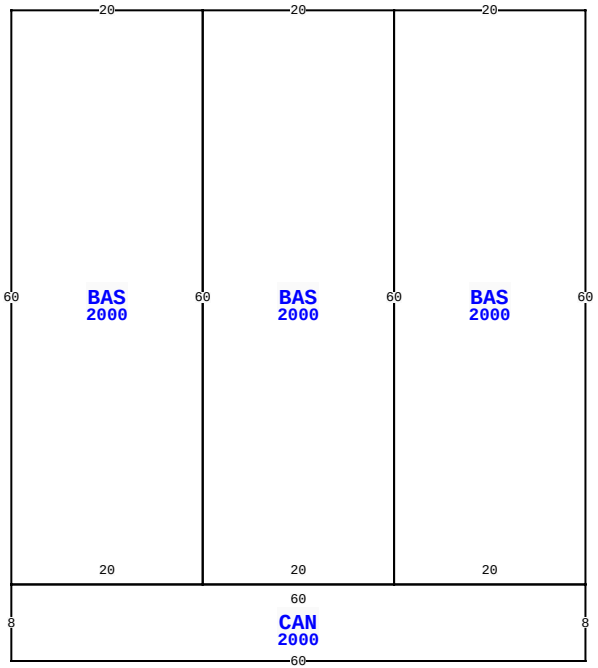
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		15 100
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	1,200	100	1,200	125,562
BAS	1,200	100	1,200	125,562
BAS	1,200	100	1,200	125,562
CAN	480	30	144	15,067
TOTALS	4,080		3,744	391,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,744	127.5923	135.89	508,772	2000	2000	0	0	0	23.00	77.00

8 NBHD SHOP – 0% - 0 Heated Area: 3600 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019	KK	LGL DATE		
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,173,879
TOTAL MARKET OB/XF VALUE	135,117
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,333,999
SOH/AGL Deduction	1,189,188
ASSESSED VALUE	3,144,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,144,811
TOTAL JUST VALUE	4,333,999
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	4,488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327551	REMODEL	190,000	08/01/2013
B1327083	CO ISSUED	0	06/06/2013
B24846	REMODEL	6,000	06/01/2011
B24549	ADDITION	100	04/01/2011
C24254	CO ISSUED	0	02/02/2011
B24254	REMODEL	2,000	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 BAS=[YR=2000] W20 BAS=[YR=2000] W20 S60
CAN=[YR=2000] S8 E60 N8 W60$ E20 N60$ S60 E20 N60$ S60 E20
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
21	0835	QUARY TILE	0	0	0	0	275.00	SF	10.00	10.00	100	2010	2010	3	91	2,503	
22	0462	ST/AL FNC	0	0	0	0	174.00	SF	10.00	10.00	100	2010	2010	3	60	1,044	
23	0424	CL FNC 6'	0	0	0	0	637.00	LF	20.00	20.00	100	2005	2005	3	66	8,408	
24	0424	CL FNC 6'	0	0	0	0	603.00	LF	20.00	20.00	100	2005	2005	3	66	7,960	
25	0462	ST/AL FNC	0	0	0	0	870.00	SF	10.00	10.00	100	2000	2000	3	28	2,436	
26	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2010	2010	3	45	144	
27	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
28	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	52	936	
29	0819	CONC 12"	0	0	0	0	112.00	SF	9.50	9.50	100	1997	1997	3	73	777	
30	0976	DECORATIVE	0	0	0	0	16.00	UT	125.00	125.00	100	1997	1997	3	42	840	

TOTAL OB/XF 25,444

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2024

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

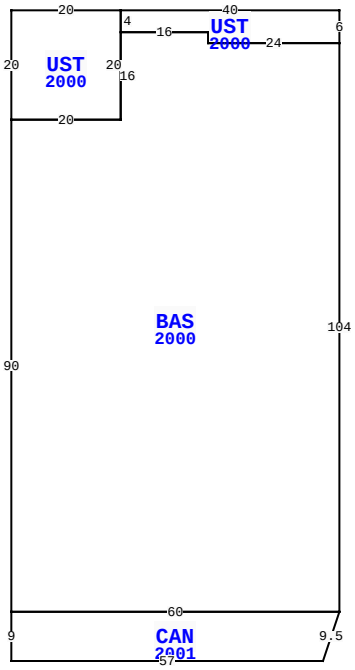
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		16 100
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	5,992	100	5,992	525,747
CAN	527	30	158	13,863
UST	208	40	83	7,283
UST	400	40	160	14,038
TOTALS	7,127		6,393	560,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	6,393	113.7916	121.19	774,768	2000	2000	0	0	0	27.60	72.40

12 NBHD SHOP - 0% - 0 Heated Area: 5992 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	09/17/2019	KK	LGL DATE	
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,173,879
TOTAL MARKET OB/XF VALUE	135,117
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,333,999
SOH/AGL Deduction	1,189,188
ASSESSED VALUE	3,144,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,144,811
TOTAL JUST VALUE	4,333,999
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	4,488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24083	DEMOLITION	500	11/01/2010
B23670	DEMOLITION	500	06/01/2010
C22825	CO ISSUED	0	09/16/2009
B22825	REMODEL	1,500	09/01/2009
E22077	ELEC OTHER	150	09/01/2009
C21806	CO ISSUED	0	05/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2000] W40UST=[YR=2000] W20S20 BAS=[YR=2000] S90CAN=[YR=2001] S9E57 U9 R3 W60$E60N104W24N2W16S16W20$E20 N20$S4E16S2E24N6$.

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
31	0803	ASPHALT C	0	0	0	0	13,616.00	SF	2.00	2.00	100	1992	1992	3	50	13,616	
32	0400	CONC CURB	0	0	0	0	72.00	LF	15.00	15.00	100	1992	1992	3	72	778	
33	0142	BAR TOP A	0	0	0	0	33.00	LF	165.00	165.00	100	2014	2014	3	65	3,539	
34	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	2014	2014	3	65	1,716	
35	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	
36	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522	
37	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2014	2014	3	75	293	
38	0443	STK FNC 6'	0	0	0	0	54.00	LF	10.00	10.00	100	2014	2014	3	65	351	
39	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2005	2005	3	24	74	
40	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2014	2014	3	75	6,188	

TOTAL OB/XF 27,338

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/06/2024 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2024

25-2N-28-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

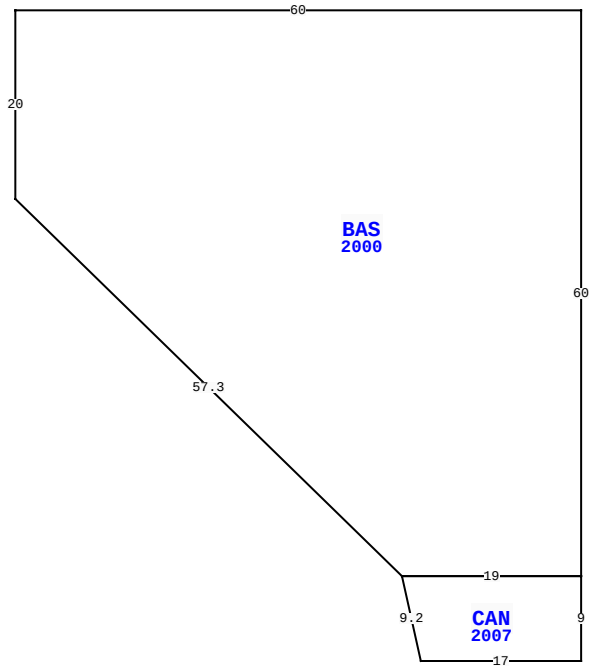
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2,780	236,414
CAN	162	30	49	4,167
TOTALS	2,942		2,829	240,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	2,829	110.2920	117.46	332,294	2000	2000	0	0	0	27.60	72.40

14 NBHD SHOP – 0% - 0 Heated Area: 2780 HX Base Yr



BLD DATE	09/17/2019	KK	LGL DATE	
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019 KK
INC DATE			AG DATE	

96016 LOFTON SQUARE CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,173,879
TOTAL MARKET OB/XF VALUE	135,117
TOTAL LAND VALUE - MARKET	1,025,003
TOTAL MARKET VALUE	4,333,999
SOH/AGL Deduction	1,189,188
ASSESSED VALUE	3,144,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,144,811
TOTAL JUST VALUE	4,333,999
NCON VALUE	0
INCOME VALUE	79,175,594
PREVIOUS YEAR MKT VALUE	4,488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922268	CO ISSUED	0	03/02/2009
E21564	ELEC OTHER	1,700	01/01/2009
E21565	ELEC OTHER	150	01/01/2009
B21806	REMODEL	300,000	08/01/2008
R11471	REPAIR/RRF	27,850	08/01/2008
B21122	DEMOLITION	1,400	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60S20 D40 R41 CAN=[YR=2007] D9 R2
E17N9W19$E19N60$.

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
41	0351	CARPORT MT	0	0	26	26	676.00	SF	7.10	7.10	100	2018	2018	3	82	3,936	
42	0855	CONC PAVER	0	0	0	0	694.00	SF	10.00	10.00	100	2018	2018	3	97	6,732	
43	0446	BOX FNC 6'	0	0	0	0	43.00	LF	20.00	20.00	100	2018	2018	3	82	705	

LAND DESCRIPTION

TOTAL OB/XF 11,373

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,025,003 Market: 0 Agricultural: 0 Common: 1,025,003 PRINTED 08/06/2024 BY SYS