PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1939/1924

STRATEGIC EQUITY INVESTMENTS LLC
3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

**2024**

**25-2N-28-0000-0002-0460**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 50 |
| Exterior Wall | 28 | GLASS THRM 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 03 | CONC FINSH 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 29 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 18 100 |
| RMS | | 9 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 04 | Quality Level 04 |

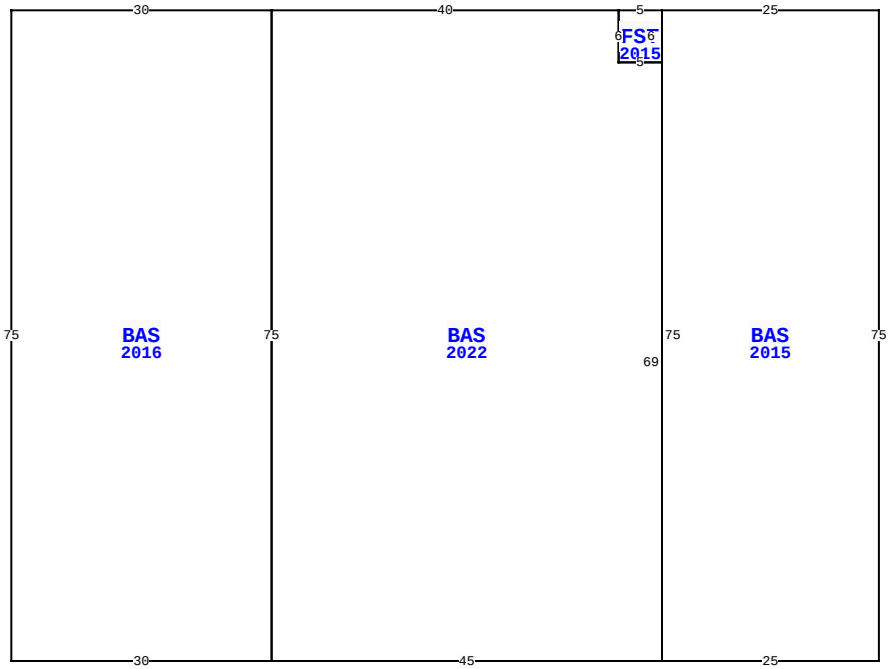
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,875 | 100 | 1,875 | 255,490 |
| BAS | 2,250 | 100 | 2,250 | 306,588 |
| BAS | 3,345 | 100 | 3,345 | 455,794 |
| FST | 30 | 50 | 15 | 2,044 |
| TOTALS | 7,500 | | 7,485 | 1,019,915 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 7,485 | 139.0686 | 148.11 | 1,108,603 | 2015 | 2015 | 0 | 0 | 0 | 8.00 | 92.00 |

2 NBHD SHOP - 0% - 2023 Heated Area: 7470 HX Base Yr




463852 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | KKHS | LGL DATE | |
| XF DATE | 08/04/2022 | KKHS | LAND DATE | 08/04/2022 KKHS |
| 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 | 1,019,915 |
| TOTAL MARKET OB/XF VALUE | 116,512 |
| TOTAL LAND VALUE - MARKET | 909,636 |
| TOTAL MARKET VALUE | 2,046,063 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,046,063 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,046,063 |
| TOTAL JUST VALUE | 2,046,063 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,091,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007943 | BLD OUT SUITE B & | 23,096 | 06/17/2021 |
| M1622549 | MECH OTHER - COOL | 1,800 | 04/01/2016 |
| B1631615 | BUILD OUT 5/23/1 | 105,007 | 01/01/2016 |
| P1518601 | NEW CONSTR | 0 | 08/01/2015 |
| R1514563 | REPAIR/RRF | 42,620 | 08/01/2015 |
| B1530753 | SHELL STRUCTURE | 871,575 | 07/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1939/1924 | 9/26/2014 | SW | U | I | 12 | 935,800 |
| GRANTOR: TD BANK NATIONAL ASSO | | | | | | |
| GRANTEE: STRATEGIC EQUITY IN | | | | | | |
| 1917/1363 | 5/19/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TD BANK NATIONAL AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W25 FST=[YR=2015] W5 BAS=[YR=2022] W40
BAS=[YR=2016] W30 S75 E30 N75$ S75 E45 N69 W5 N6$ S6 E5 N6$
S75 E25 N75$.

## 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 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 8.00 | UT | 2,530.00 | 2,530.00 | 100 | 1998 | 1998 | 3 | 45 | 9,108 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 27,309.00 | SF | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 76 | 41,510 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 938.00 | LF | 15.00 | 15.00 | 100 | 2015 | 2015 | 3 | 97 | 13,648 | |
| 4 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,244.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 95 | 8,527 | |
| 5 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 98.00 | SF | 65.00 | 65.00 | 100 | 2015 | 2015 | 3 | 78 | 4,969 | |
| 6 | 0098 | AWNING MTL | 0 | 0 | 0 | 0 | 460.00 | SF | 13.00 | 13.00 | 100 | 2015 | 2015 | 3 | 70 | 4,186 | |
| 7 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 37.00 | UT | 25.00 | 25.00 | 100 | 2015 | 2015 | 3 | 97 | 897 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 38 | 4 | 152.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 939 | |
| 9 | 0810 | CONCRETE A | 0 | 0 | 7 | 4 | 28.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 173 | |
| 10 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 138.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 852 | |

TOTAL OB/XF 84,809

## 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 | | PUD | 247.00 | 217.00 | 53,508.00 | SF | | 1.00 | 1.00 | 1.00 | 17.00 | 17.00 | 909,636 | | | | | | | |

REVIEW DATE 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1939/1924

STRATEGIC EQUITY INVESTMENTS LLC
3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

**2024**

**25-2N-28-0000-0002-0460**

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 1,019,915 |
| TOTAL MARKET OB/XF VALUE | 116,512 |
| TOTAL LAND VALUE - MARKET | 909,636 |
| TOTAL MARKET VALUE | 2,046,063 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,046,063 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,046,063 |
| TOTAL JUST VALUE | 2,046,063 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,091,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530359 | DEMOLITION | 24,975 | 04/01/2015 |
| B9704151 | NEW CONSTR | 350,000 | 07/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1939/1924 | 9/26/2014 | SW | U | I | 12 | 935,800 |
| GRANTOR: TD BANK NATIONAL ASSO | | | | | | |
| GRANTEE: STRATEGIC EQUITY IN | | | | | | |
| 1917/1363 | 5/19/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TD BANK NATIONAL AS | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/04/2022 | KKHS | LGL DATE | |
| XF DATE | 08/04/2022 | KKHS | LAND DATE | 08/04/2022 KKHS |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,423.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 95 | 5,407 | |
| 12 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 509.00 | SF | 6.15 | 6.15 | 100 | 2015 | 2015 | 3 | 95 | 2,974 | |
| 13 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 330.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 2,038 | |
| 14 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 525.00 | 525.00 | 100 | 2015 | 2015 | 3 | 89 | 2,804 | |
| 15 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |
| 16 | 0810 | CONCRETE A | 0 | 0 | 36 | 5 | 180.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 1,112 | |
| 17 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 222.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 81 | 1,798 | |
| 18 | 0964 | HALON SYST | 0 | 0 | 14 | 4 | 56.00 | SF | 50.00 | 50.00 | 100 | 2016 | 2016 | 3 | 96 | 2,688 | |
| 19 | 0381 | COOLER | 0 | 0 | 6 | 6 | 36.00 | SF | 82.50 | 82.50 | 100 | 2022 | 2022 | 3 | 99 | 2,940 | |
| 20 | 0383 | FREEZER | 0 | 0 | 6 | 6 | 36.00 | SF | 105.00 | 105.00 | 100 | 2022 | 2022 | 3 | 99 | 3,742 | |

TOTAL OB/XF 26,103

## 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 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/06/2024 BY SYS

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3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

**2024**

**25-2N-28-0000-0002-0460**

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

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2022 | KKHS | LGL DATE |
| XF DATE | 08/04/2022 | KKHS | LAND DATE 08/04/2022 KKHS |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 1,019,915 |
| TOTAL MARKET OB/XF VALUE | 116,512 |
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| TOTAL MARKET VALUE | 2,046,063 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,046,063 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,046,063 |
| TOTAL JUST VALUE | 2,046,063 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,091,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1939/1924 | 9/26/2014 | SW | U | I | 12 | 935,800 |
| GRANTOR: TD BANK NATIONAL ASSO | | | | | | |
| GRANTEE: STRATEGIC EQUITY IN | | | | | | |
| 1917/1363 | 5/19/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TD BANK NATIONAL AS | | | | | | |

## 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 | 0 | 0 | 112.00 | SF | 50.00 | 50.00 | 100 | 2022 | 2022 | 3 | 100 | 5,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,600

| 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 08/04/2022 BY KKHS Total Acres: 0.00 Total Land Value: 909,636 Market: 0 Agricultural: 0 Common: 909,636 PRINTED 08/06/2024 BY SYS