PT SW1/4 OF NW1/4
SEC 25-2N-28E PT OR 1723/963
BEING EXHIBIT B-1"OUTPARCEL 5"

VILLAGES OF AMELIA LLC/
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2024

25-2N-28-0000-0002-1060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

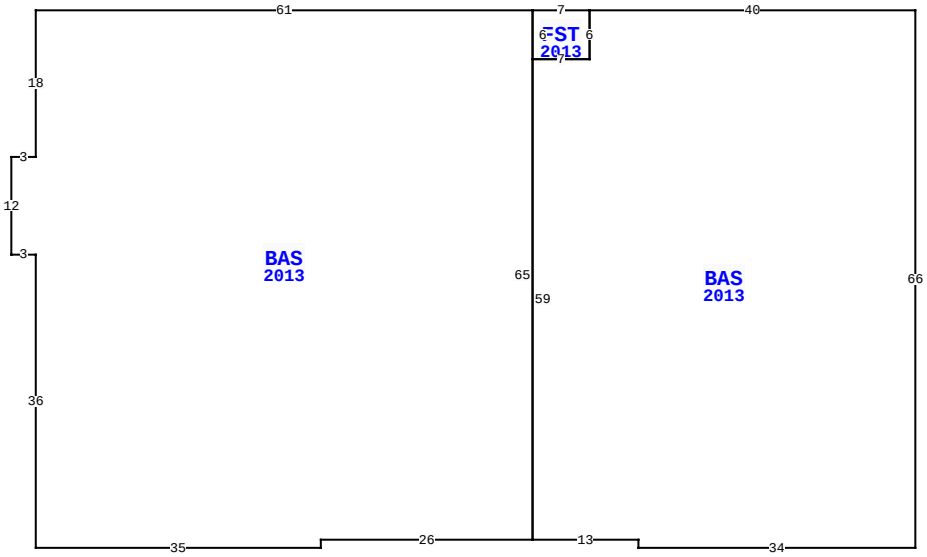
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		27 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		17 100
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	3,047	100	3,047	269,876
BAS	4,036	100	4,036	357,473
FST	42	50	21	1,860
TOTALS	7,125		7,104	629,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	7,104	118.8100	126.53	898,869	2013	2013	0	0	20	10.00	70.00

1 NBHD SHOP - 0% - 2014 Heated Area: 7083 HX Base Yr



463859 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/01/2018 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	629,208
TOTAL MARKET OB/XF VALUE	2,157
TOTAL LAND VALUE - MARKET	1,156,515
TOTAL MARKET VALUE	1,787,880
SOH/AGL Deduction	26,517
ASSESSED VALUE	1,761,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,761,363
TOTAL JUST VALUE	1,787,880
NCON VALUE	0
INCOME VALUE	1,856,298
PREVIOUS YEAR MKT VALUE	1,816,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326894	PANERA BREAD	0	11/01/2103
E1326915	ASPEN DENTAL SIGN	0	11/01/2103
E1326916	ASPEN DENTAL SIGN	0	11/01/2103
E1326917	ASPEN DENTAL SIGN	0	11/01/2103
B1327597	PANERA	0	11/27/2013
B1327291	COPANERA	0	11/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0197	3/22/2006	WD	U	V	19	933,900

GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40 FST=[YR=2013] W7 BAS=[YR=2013] W61 S18 W3 S12 E3 S36 E35 N1 E26 N65$ S6 E7 N6$ S6 W7 S59 E13 S1 E34 N66$.

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	43,868.00	SF	2.00	2.00	1	2013	2013	3	1	877	
2	0400	CONC CURB	0	0	0	0	2,085.00	LF	15.00	15.00	1	2013	2013	3	1	313	
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	1	2013	2013	3	1	228	
4	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	1	2013	2013	3	1	25	
5	0810	CONCRETE A	0	0	33	14	462.00	SF	6.50	6.50	1	2013	2013	3	1	30	
6	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	1	2013	2013	3	1	4	
7	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	1	2013	2013	3	1	35	
8	1123	CB 8"	0	0	61	6	366.00	SF	6.15	6.15	1	2013	2013	3	1	23	
9	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	1	2013	2013	3	1	18	
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	1	2013	2013	3	1	10	

TOTAL OB/XF 1,563

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	77,101.00	SF		1.00	1.00	1.00	15.00	15.00	1,156,515							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,156,515 Market: 0 Agricultural: 0 Common: 1,156,515 PRINTED 08/06/2024 BY SYS

PT SW1/4 OF NW1/4
SEC 25-2N-28E PT OR 1723/963
BEING EXHIBIT B-1"OUTPARCEL 5"

VILLAGES OF AMELIA LLC/
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2024

25-2N-28-0000-0002-1060

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	629,208
TOTAL MARKET OB/XF VALUE	2,157
TOTAL LAND VALUE - MARKET	1,156,515
TOTAL MARKET VALUE	1,787,880
SOH/AGL Deduction	26,517
ASSESSED VALUE	1,761,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,761,363
TOTAL JUST VALUE	1,787,880
NCON VALUE	0
INCOME VALUE	1,856,298
PREVIOUS YEAR MKT VALUE	1,816,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327505	ASPEN DENTAL	184,378	11/19/2013
B1327969	ASPEN DENTAL	7,875	11/01/2013
B1327026	CO ISSUED	0	10/02/2013
B1327597	ADDITION	248,105	08/01/2013
B1327597	NEW CONSTR	248,105	08/01/2013
B1327291	NEW CONSTR	19,500	07/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0197	3/22/2006	WD	U	V	19	933,900

GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD LLC

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/01/2018 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
11	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	1	2013	2013	3	1	1	
12	0976	DECORATIVE	0	0	0	0	7.00	UT	125.00	125.00	1	2013	2013	3	1	9	
13	1125	CB/STC 6"	0	0	18	2	36.00	SF	7.35	7.35	1	2013	2013	3	1	3	
14	0462	ST/AL FNC	0	0	0	0	135.00	SF	10.00	10.00	1	2013	2013	3	1	14	
15	0445	BOX FNC 5'	0	0	0	0	23.00	LF	8.10	8.10	1	2013	2013	3	1	2	
16	0812	CONCRETE C	0	0	0	0	3,146.00	SF	4.00	4.00	1	2013	2013	3	1	126	
17	0811	CONCRETE B	0	0	0	0	839.00	SF	5.20	5.20	1	2013	2013	3	1	44	
18	0381	COOLER	0	0	10	6	60.00	SF	82.50	82.50	1	2013	2013	3	1	50	
19	0383	FREEZER	0	0	9	8	72.00	SF	105.00	105.00	1	2013	2013	3	1	76	
20	0381	COOLER	0	0	14	8	112.00	SF	82.50	82.50	1	2013	2013	3	1	92	

TOTAL OB/XF 417

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,156,515 Market: 0 Agricultural: 0 Common: 1,156,515 PRINTED 08/06/2024 BY SYS

PT SW1/4 OF NW1/4
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2024

25-2N-28-0000-0002-1060

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	629,208
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BASE TAXABLE VALUE	1,761,363
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NCON VALUE	0
INCOME VALUE	1,856,298
PREVIOUS YEAR MKT VALUE	1,816,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327485	SIGN	4,500	07/01/2013
B1327505	ASPEN DENTAL	184,378	07/01/2013
E1326359	NEW CONSTR	0	07/01/2013
E1326360	NEW CONSTR	0	07/01/2013
P1316668	NEW CONSTR	0	07/01/2013
P1316725	ASPEN DENTAL	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0197	3/22/2006	WD	U	V	19	933,900

GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD LLC

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/01/2018 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	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	1	2013	2013	3	1	13	
22	0097	AWNING CN	0	0	0	0	113.00	SF	65.00	65.00	1	2013	2013	3	1	73	
23	0966	FIRE SPRNK	0	0	0	0	3,047.00	SF	3.00	3.00	1	2013	2013	3	1	91	

LAND DESCRIPTION

TOTAL OB/XF 177

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,156,515 Market: 0 Agricultural: 0 Common: 1,156,515 PRINTED 08/06/2024 BY SYS