PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

BUILDING CHARACTERISTICS

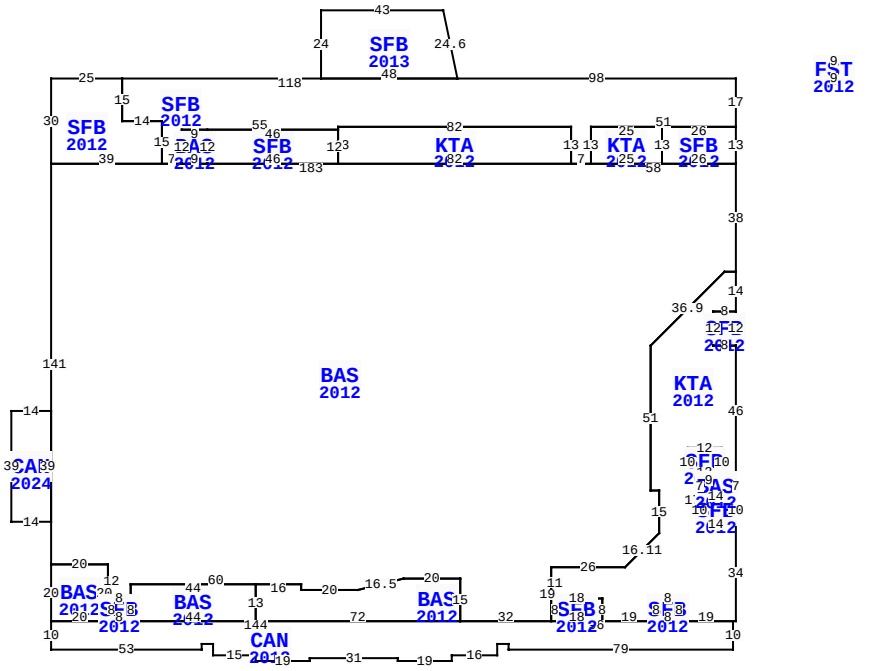
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 60
Interior Floo	10	TERRAZZO 40
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	98	100	98	10,249
BAS	108	100	108	11,295
BAS	400	100	400	41,834
BAS	572	100	572	59,823
BAS	936	100	936	97,891
BAS	32,821	100	32,821	3,432,584
CAN	2,691	30	807	84,400
CAN	546	30	164	17,152
FST	54	50	27	2,824
KTA	325	110	358	37,441
TOTALS	50,414		47,106	4,926,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1401	04	47,106	128.7210	160.90	7,579,355	2012	2014	10	0	0	25.00	65.00

1 SUPER MRKT – 0% - 0 Heated Area: 45633 HX Base Yr



** This building has 23 Sub-Areas

463855 SR 200, YULEE

BLD DATE	10/20/2020	KK	LGL DATE		
XF DATE	10/20/2020	KK	LAND DATE	07/25/2024	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240001324	INTERNALLY ILLUMI	6,000	02/02/2024
22013550	INTR REMODEL	870,000	09/06/2022
20001512	BUILD OUT	189,726	03/18/2020
19005897	XFOB-ENCL LOAD DO	150,000	08/07/2019
E1528999	CRICKET SIGN	0	03/01/2015
C1428507	EYE ENVY	47,000	06/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=-241,30] S141 E20 S12 E8 N5 E60 S2 E20 U4R16 E20 S15 E32 N19 E26 U12R12 N15 W3 N51 U26R26 E4 N38 W58 W183 $
SFB=[YR=2012;ORIG=0,0] W98 W118 S15 E14 S15 E7 N12 E55 N1 E82 S13 E7 N13 E51 N17 $
KTA=[YR=2012;ORIG=-1,191] E1 N34 W14 N17 W3 N10 E12 S10 E5 N46 W8 N12 E8 N14 W4 D26L26 S51 E3 S15 D12L12 W26 S11 E18 S8 E19 N8 E8 S8 E19 $
CAN=[YR=2012;ORIG=-241,191] S10 E53 N2 E4 S4 E15 S2 E19 N1 E31 S1 E19 N2 E16 N4 E4 S2 E79 N10 W96 W144 $
SFB=[YR=2013;ORIG=-98,0] U24L5 W43 S24 E48 $
KTA=[YR=2012;ORIG=-58,30] W82 N13 E82 S13 $

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	0964	HALON SYST	0	0	11	5	55.00	SF	50.00	50.00	100	2012	2012	3	93	2,558	
2	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	2012	2012	3	93	1,488	
3	0964	HALON SYST	0	0	5	4	20.00	SF	50.00	50.00	100	2012	2012	3	93	930	
4	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2012	2012	3	100	1,500	
5	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2012	2012	3	100	300	
6	0090	AUTO DOOR	0	0	0	0	4.00	UT	2,500.00	2,500.00	100	2012	2012	3	55	5,500	
7	0400	CONC CURB	0	0	0	0	2,912.00	LF	15.00	15.00	100	2012	2012	3	95	41,496	
8	0810	CONCRETE A	0	0	94	3	282.00	SF	6.50	6.50	100	2012	2012	3	93	1,705	
9	0812	CONCRETE C	0	0	0	0	1,990.00	SF	4.00	4.00	100	2012	2012	3	93	7,403	
10	0803	ASPHALT C	0	0	0	0	144,982.00	SF	2.00	2.00	100	2012	2012	3	70	202,975	

TOTAL OB/XF 265,855

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	0003	PUD	0.00	0.00	381,150.00	SF		1.00	1.00	1.00	8.00	8.00	3,049,200							

REVIEW DATE 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

BUILDING CHARACTERISTICS

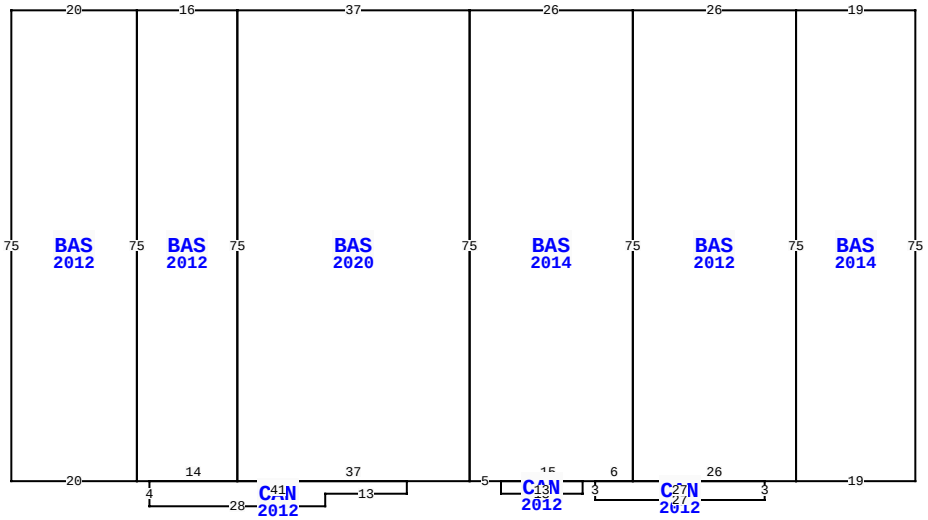
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	05	STEEL 100
Story Height		21 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	UN	UNKNOWN 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	1,200	100	1,200	65,358
BAS	1,500	100	1,500	81,698
BAS	1,950	100	1,950	106,208
BAS	1,425	100	1,425	77,613
BAS	1,950	100	1,950	106,208
BAS	2,775	100	2,775	151,142
CAN	26	30	8	436
CAN	81	30	24	1,307
CAN	138	30	41	2,233
TOTALS	11,045		10,873	592,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	10,873	126.0031	143.33	1,558,427	2012	2012	30	0	0	32.00	38.00

2 COMNTYSHOP – 0% - 0 Heated Area: 10800 HX Base Yr



463855 SR 200, YULEE

BLD DATE	10/20/2020	KK	LGL DATE	
XF DATE	10/20/2020	KK	LAND DATE	07/25/2024 DC
INC DATE			AG DATE	

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	0972	ST LGHT UN	0	0	0	0	16.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	33,598	
12	0975	ST LT/ARM	0	0	0	0	19.00	UT	500.00	500.00	100	2012	2012	3	83	7,885	
13	0812	CONCRETE C	0	0	0	0	2,149.00	SF	4.00	4.00	100	2012	2012	3	93	7,994	
14	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2012	2012	3	93	605	
15	0850	PEBBLE WLK	0	0	16	7	112.00	SF	3.50	3.50	100	2012	2012	3	93	365	
16	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2012	2012	3	93	3,720	
17	0097	AWNING CN	0	0	0	0	50.00	SF	65.00	65.00	100	2012	2012	3	68	2,210	
18	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,012.00	1,012.00	100	2012	2012	3	83	5,040	
19	0400	CONC CURB	0	0	0	0	632.00	LF	15.00	15.00	100	2012	2012	3	95	9,006	
20	0978	SECURTY LT	0	0	0	0	15.00	UT	450.00	450.00	100	2012	2012	3	83	5,603	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327818	GREAT CLIPS	0	05/09/2014
E1427495	EYE ENVY	0	04/01/2014
B1428507	EYE ENVY	47,000	03/01/2014
E1427405	GREAT CLIPS	0	03/01/2014
E1427427	EYE ENVY	0	03/01/2014
E1427435	GREAT CLIPS	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 BAS=[YR=2012] W26 BAS=[YR=2014] W26 BAS=[YR=2020] W37 BAS=[YR=2012] W16 BAS=[YR=2012] W20 S75 E20 N75$ S75 E2 CAN=[YR=2012] S4 E28 N2 E13 N2 W41$ E14 N75$ S75 E37 N75$ S75 E5 CAN=[YR=2012] S2 E13 N2 W13$ E15 CAN=[YR=2012] S3 E27 N3 W27$ E6 N75$ S75 E26 N75$ S75 E19 N75$.

LAND DESCRIPTION

TOTAL OB/XF 76,026

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

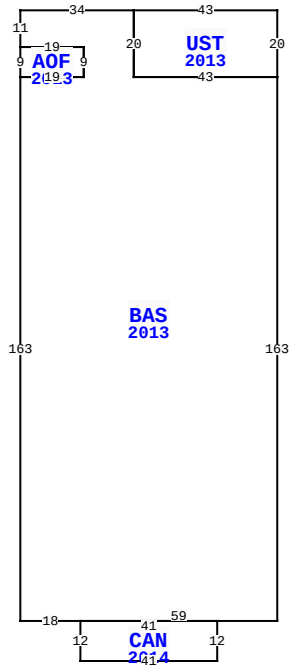
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	171	100	171	9,154
BAS	13,060	100	13,060	699,150
CAN	492	30	148	7,923
UST	860	40	344	18,416
TOTALS	14,583		13,723	734,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	13,723	114.7854	130.57	1,791,812	2013	2013	30	0	0	29.00	41.00

3 COMNTYSHOP - 0% - 0 Heated Area: 13231 HX Base Yr



463855 SR 200, YULEE

BLD DATE	10/20/2020	KK	LGL DATE
XF DATE	10/20/2020	KK	LAND DATE 07/25/2024 DC
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417274	GREAT CLIPS	0	03/01/2014
P1417289	EYE ENVY	0	03/01/2014
B1328150	EYE ENVY OPTICAL	18,500	12/01/2013
E1325918	JOANNE FABRIC ELE	143,300	02/01/2013
M1317952	JOANNE FABRIC HVA	0	02/01/2013
E1325867	BARBARITO'S ELECT	0	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2013] W43 BAS=[YR=2013] W34 S11 AOF=[YR=2013] S9 E19 N9 W19$ E19 S9 W19 S163 E18 CAN=[YR=2014] S12 E41 N12 W41$ E59 N163 W43 N20$ S20 E43 N20$.

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	0976	DECORATIVE	0	0	0	0	14.00	UT	125.00	125.00	100	2012	2012	3	83	1,453	
22	1123	CB 8"	0	0	0	0	315.00	SF	6.15	6.15	100	2012	2012	3	93	1,802	
23	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	100	2012	2012	3	93	1,396	
24	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
25	0427	CL FNC 10'	0	0	0	0	52.00	LF	13.51	13.51	100	2012	2012	3	83	583	
26	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	86	344	
27	0810	CONCRETE A	0	0	0	0	128.00	SF	6.50	6.50	100	2012	2012	3	93	774	
28	0425	CL FNC 8'	0	0	0	0	40.00	LF	10.65	10.65	100	2012	2012	3	83	354	
29	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2012	2012	3	93	1,161	
30	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	2012	2012	3	93	665	

TOTAL OB/XF 8,932

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

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	10/20/2020	KK	LGL DATE
XF DATE	10/20/2020	KK	LAND DATE 07/25/2024 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 4 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327818	BLD OUT GREAT CLI	34,000	01/01/2013
M1217677	H/AC	0	10/01/2012
M1217679	MECH OTHER	13,995	10/01/2012
B1226292	BARBARITOS	41,000	08/01/2012
E25370	NEW CONSTR	0	08/01/2012
E25279	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

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
31	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2012	2012	3	100	300	
32	0819	CONC 12"	0	0	5	5	25.00	SF	9.50	9.50	100	2012	2012	3	93	221	
33	0400	CONC CURB	0	0	0	0	89.00	LF	15.00	15.00	100	2012	2012	3	95	1,268	
34	0819	CONC 12"	0	0	36	10	360.00	SF	9.50	9.50	100	2012	2012	3	93	3,181	
35	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2012	2012	3	55	220	
36	0810	CONCRETE A	0	0	0	0	241.00	SF	6.50	6.50	100	2012	2012	3	93	1,457	
37	1123	CB 8"	0	0	0	0	315.00	SF	6.15	6.15	100	2012	2012	3	93	1,802	
38	0400	CONC CURB	0	0	0	0	156.00	LF	15.00	15.00	100	2012	2012	3	95	2,223	
39	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	100	2012	2012	3	93	1,330	
40	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2012	2012	3	100	600	

TOTAL OB/XF 12,602

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

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	10/20/2020	KK	LGL DATE
XF DATE	10/20/2020	KK	LAND DATE 07/25/2024 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17506	H/AC	0	08/01/2012
M17528	H/AC	0	08/01/2012
P16066	NEW CONSTR	0	08/01/2012
P16067	NEW CONSTR	0	08/01/2012
B26292	NEW CONSTR	41,000	08/01/2012
B26335	REMODEL	125,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

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
41	0850	PEBBLE WLK	0	0	0	0	490.00	SF	3.50	3.50	100	2012	2012	3	93	1,595	
42	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	20,999	
43	0975	ST LT/ARM	0	0	0	0	16.00	UT	500.00	500.00	100	2012	2012	3	83	6,640	
44	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,012.00	1,012.00	100	2012	2012	3	83	3,360	
45	0801	ASPHALT A	0	0	34	10	340.00	SF	3.00	3.00	100	2012	2012	3	70	714	
46	0803	ASPHALT C	0	0	0	0	2,072.00	SF	2.00	2.00	100	2012	2012	3	70	2,901	
47	0803	ASPHALT C	0	0	0	0	43,446.00	SF	2.00	2.00	100	2012	2012	3	70	60,824	
48	0803	ASPHALT C	0	0	0	0	5,336.00	SF	2.00	2.00	100	2012	2012	3	70	7,470	
49	0810	CONCRETE A	0	0	0	0	346.00	SF	6.50	6.50	100	2012	2012	3	93	2,092	
50	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2012	2012	3	93	393	

TOTAL OB/XF 106,988

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
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NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

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	10/20/2020	KK	LGL DATE
XF DATE	10/20/2020	KK	LAND DATE 07/25/2024 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25925	CO ISSUED	0	07/02/2012
B25085	CO ISSUED	0	06/14/2012
B26147	NEW CONSTR	48,000	06/01/2012
M1217173	VIVA WIRELESS	0	05/01/2012
E25017	ELEC OTHER	0	05/01/2012
M17173	H/AC	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

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
51	0803	ASPHALT C	0	0	0	0	7,532.00	SF	2.00	2.00	100	2012	2012	3	70	10,545	
52	0400	CONC CURB	0	0	0	0	248.00	LF	15.00	15.00	100	2012	2012	3	95	3,534	
53	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2012	2012	3	95	214	
54	0966	FIRE SPRNK	0	0	0	0	46,308.00	SF	3.00	3.00	100	2012	2012	3	93	129,199	
55	0381	COOLER	0	0	8	10	80.00	SF	82.50	82.50	100	2012	2012	3	70	4,620	
56	0964	HALON SYST	0	0	7	4	28.00	SF	50.00	50.00	100	2012	2012	3	93	1,302	
57	0966	FIRE SPRNK	0	0	0	0	3,973.00	SF	3.00	3.00	100	2012	2012	3	93	11,085	
58	0510	GARAGE WD-	0	0	50	8	400.00	SF	35.00	35.00	100	2012	2012	3	68	9,520	
59	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2012	2012	3	93	725	
60	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	98	5,880	

TOTAL OB/XF 176,624

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

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	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15858	NEW CONSTR	0	04/01/2012
B25925	NEW CONSTR	22,000	04/01/2012
C24964	CO ISSUED	0	02/17/2012
E24785	ELEC OTHER	0	02/01/2012
E24511	REMODEL	0	01/01/2012
E25504	REMODEL	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BLD DATE	10/20/2020	KK	LGL DATE		
XF DATE	10/20/2020	KK	LAND DATE	07/25/2024	DC
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
61	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2012	2012	3	93	2,176	
62	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2012	2012	3	93	580	
63	0803	ASPHALT C	0	0	0	0	6,742.00	SF	2.00	2.00	100	2012	2012	3	70	9,439	
64	0400	CONC CURB	0	0	0	0	543.00	LF	7.50	7.50	100	2012	2012	3	95	3,869	
65	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00	1,265.00	100	2012	2012	3	83	8,400	
66	0803	ASPHALT C	0	0	0	0	6,881.00	SF	2.00	2.00	100	2012	2012	3	70	9,633	
67	0400	CONC CURB	0	0	0	0	472.00	LF	15.00	15.00	100	2010	2010	3	94	6,655	
68	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,265.00	1,265.00	100	2012	2012	3	83	9,450	
69	0400	CONC CURB	0	0	0	0	471.00	LF	15.00	15.00	100	2012	2012	3	95	6,712	
70	0812	CONCRETE C	0	0	0	0	2,682.00	SF	4.00	4.00	100	2012	2012	3	93	9,977	

TOTAL OB/XF 66,891

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

PT W1/2 SEC 25-2N-28E &
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NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1150

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	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
TOTAL MARKET VALUE	10,073,733
SOH/AGL Deduction	725,948
ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24602	REMODEL	0	01/01/2012
E24605	REMODEL	0	01/01/2012
P15584	NEW CONSTR	0	01/01/2012
E24213	NEW CONSTR	0	12/01/2011
R12793	REPAIR/RRF	10,800	12/01/2011
M16644	H/AC	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BLD DATE	10/20/2020	KK	LGL DATE		
XF DATE	10/20/2020	KK	LAND DATE	07/25/2024	DC
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
71	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2013	2013	3	94	2,615	
72	0812	CONCRETE C	0	0	0	0	1,241.00	SF	4.00	4.00	100	2013	2013	3	94	4,666	
73	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2013	2013	3	100	700	
74	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2013	2013	3	85	1,913	
75	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2013	2013	3	60	3,000	
76	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	60	240	
77	0976	DECORATIVE	0	0	0	0	6.00	UT	125.00	125.00	100	2013	2013	3	85	638	
78	0966	FIRE SPRNK	0	0	0	0	14,091.00	SF	3.00	3.00	100	2013	2013	3	94	39,737	
79	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2012	2012	3	55	440	
80	0424	CL FNC 6'	0	0	0	0	38.00	LF	20.00	20.00	100	2019	2019	3	95	722	

TOTAL OB/XF 54,671

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS

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2024

25-2N-28-0000-0002-1150

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	10/20/2020	KK	LGL DATE
XF DATE	10/20/2020	KK	LAND DATE 07/25/2024 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 9 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,253,426
TOTAL MARKET OB/XF VALUE	771,107
TOTAL LAND VALUE - MARKET	3,049,200
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ASSESSED VALUE	9,347,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,347,785
TOTAL JUST VALUE	10,073,733
NCON VALUE	0
INCOME VALUE	9,382,589
PREVIOUS YEAR MKT VALUE	9,343,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15101	REMODEL	4,000	11/01/2011
R12755	NEW CONSTR	292,000	10/01/2011
E23911	ELEC OTHER	0	10/01/2011
E23968	ELEC OTHER	0	10/01/2011
M16575	MECH OTHER	0	10/01/2011
E23784	TEMP POLE	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

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
81	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
82	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2019	2019	3	100	400	
83	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2019	2019	3	86	1,548	

LAND DESCRIPTION

TOTAL OB/XF 2,518

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 10/20/2020 BY KK Total Acres: 8.75 Total Land Value: 3,049,200 Market: 0 Agricultural: 0 Common: 3,049,200 PRINTED 08/06/2024 BY SYS