

PT SW1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 2209/631
BEING "SHOPPING CENTER OPTION

NNN YULEE FL OWNER LP/
420 S ORANGE AVE STE #400
ORLANDO, FL 32801

2024

25-2N-28-0000-0002-1180



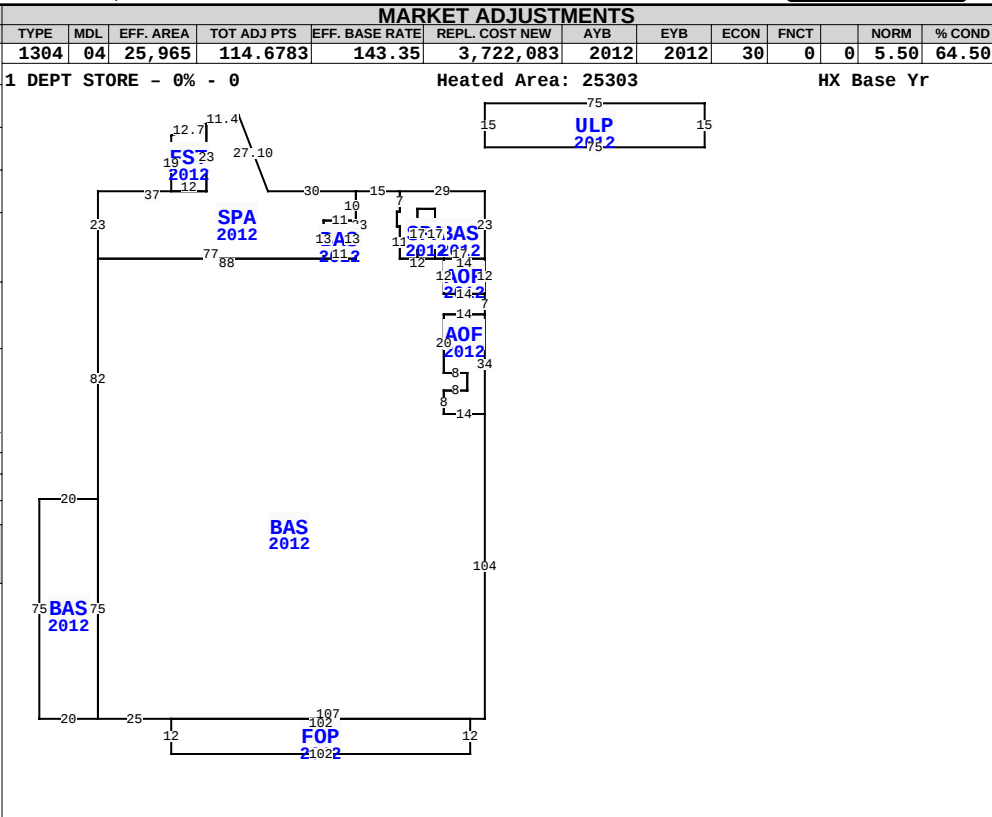
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	02 CORK/VTILE 100
Ceiling	07 F.NOT SUS 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	05 STEEL 100
Story Height	20 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

Quality	04 Quality Level 04
DOR CODE	1600COMMUNITY 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	168	100	168	15,534
AOF	428	100	428	39,573
BAS	143	100	143	13,222
BAS	570	100	570	52,703
BAS	1,500	100	1,500	138,691
BAS	20,468	100	20,468	1,892,487
FOP	1,224	30	367	33,933
FST	252	50	126	11,650
SPA	102	85	87	8,044
SPA	2,281	85	1,939	179,282
TOTALS	28,261		25,965	2,400,744

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0400 CONC CURB
4	0812 CONCRETE C
5	0400 CONC CURB
6	0090 AUTO DOOR
7	0972 ST LGHT UN
8	0975 ST LT/ARM
9	0418 EXHST FAN
10	0803 ASPHALT C

LAND DESCRIPTION	
L N	USE CODE
1	001600 C



** This building has 11 Sub-Areas

463895 SR 200, YULEE

BLD DATE	03/02/2022	KK	LGL DATE	
XF DATE	03/02/2022	KK	LAND DATE	03/02/2022
INC DATE			AG DATE	

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	54,780.00	SF	2.00	2.00	10	2012	2012	3	10	10,956	
2	0812	CONCRETE C	0	0	0	0	1,404.00	SF	4.00	4.00	10	2012	2012	3	10	562	
3	0400	CONC CURB	0	0	0	0	132.00	LF	15.00	15.00	10	2012	2012	3	10	198	
4	0812	CONCRETE C	0	0	300	6	1,800.00	SF	4.00	4.00	10	2012	2012	3	10	720	
5	0400	CONC CURB	0	0	0	0	1,055.00	LF	15.00	15.00	10	2012	2012	3	10	1,583	
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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	6,300	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2012	2012	3	83	1,660	
9	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2012	2012	3	55	660	
10	0803	ASPHALT C	0	0	0	0	15,236.00	SF	2.00	2.00	100	2012	2012	3	70	21,330	

LAND DESCRIPTION	
L N	USE CODE
1	001600 C

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,683,643
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,683,643
SOH/AGL Deduction	0
ASSESSED VALUE	3,683,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,683,643
TOTAL JUST VALUE	3,683,643
NCON VALUE	83,214
INCOME VALUE	3,683,643
PREVIOUS YEAR MKT VALUE	3,683,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017069	BUILD OUT- CLAIRE	235,551	11/16/2022
21010273	BLD OUT - SUITE 9	201,795	08/05/2021
21004632	REMODEL	7,000	04/14/2021
E1225180	TJ MAXX ELECTRICAL	0	06/01/2012
E1224506	TJ MAXX WIRING SI	0	01/01/2012
M1216821	TJ MAXX HVAC	0	01/01/2012

SALES DATA	
OFF RECORD Number	DATE
2209/0631	6/07/2018
GRANTOR: PX AMELIA LP	
GRANTEE: NNN YULEE FL OWNER	
1865/0383	6/27/2013
GRANTOR: VILLAGES OF AMELIA LL	
GRANTEE: PX AMELIA LP	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2012;ORIG=-29,0] W15 S23 W88 S82 S75 E25 E107 N104	
W14 N8 E8 N6 W8 N20 E14 N7 W14 N12 W3 W12 N11 W1 N5 E1 N7 \$	
SPA=[YR=2012;ORIG=-44,0] W30 U26L10 D3L11 S23 W37 S23 E77 N13	
E11 N10 \$	
BAS=[YR=2012;ORIG=-132,105] W20 S75 E20 N75 \$	
FOP=[YR=2012;ORIG=-107,180] S12 E102 N12 W102 \$	
ULP=[YR=2012;ORIG=0,-30] E75 S15 W75 N15 \$	
BAS=[YR=2012;ORIG=0,0] W29 S7 W1 S5 E1 S11 E6 N17 E6 S17 E17	
N23 \$	
AOF=[YR=2012;ORIG=0,76] N34 W14 S20 E8 S6 W8 S8 E14 \$	
FST=[YR=2012;ORIG=-95,-23] D4L12 S19 E12 N23 \$	
AOF=[YR=2012;ORIG=0,35] N12 W14 S12 E14 \$	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												
Exterior Wall	17	CB STUCCO 100	1101	04	1,500	109.2262	155.65	233,475	2012	2021	30	0	0	1.00	69.00	VALUATION BY	DIRECT_CAP												
Roof Structur	09	RIDGE FRME 100	2 RETAILSTOR - 0% - 0										Heated Area: 1500					HX Base Yr					Tax Group: 4	Tax Dist:					
Roof Cover	04	BUILT-UP 100	20 75 BAS 2021 75 20										BUILDING MARKET VALUE										3,683,643						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										0						
Interior Floo	07	CORK/VTILE 50											TOTAL LAND VALUE - MARKET										0						
Interior Floo	11	CLAY TILE 50											TOTAL MARKET VALUE										3,683,643						
Ceiling	01	FIN.SUSPD 100											SOH/AGL Deduction										0						
Air Condition	04	ROOF TOP 100											ASSESSED VALUE										3,683,643						
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0						
Fixtures	10	100											BASE TAXABLE VALUE										3,683,643						
Frame	03	MASONRY 100											TOTAL JUST VALUE										3,683,643						
Story Height	10	100											NCON VALUE										83,214						
RMS	2	100											INCOME VALUE										3,683,643						
Stories	1.	1. 100											PREVIOUS YEAR MKT VALUE										3,683,643						
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	1,500	100	1,500	161,098																									
TOTALS	1,500		1,500	161,098																									
EXTRA FEATURES					463895 SR 200, YULEE																								
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												
11	0811	CONCRETE B	0	0	0	0	607.00	SF	5.20	5.20	100	2012	2012	3	93	2,935													
12	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	2012	2012	3	93	1,408													
13	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	2012	2012	3	100	1,400													
14	0978	SECURTY LT	0	0	0	0	13.00	UT	450.00	450.00	100	2012	2012	3	83	4,856													
15	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	2,100													
16	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2012	2012	3	83	1,245													
17	0400	CONC CURB	0	0	0	0	157.00	LF	15.00	15.00	100	2012	2012	3	95	2,237													
18	6002	EL ROLL DR	0	0	8	8	1.00	UT	900.00	900.00	100	2012	2012	3	55	495													
19	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2012	2012	3	95	95													
20	0966	FIRE SPRNK	0	0	0	0	27,412.00	SF	3.00	3.00	100	2012	2012	3	93	76,479													
LAND DESCRIPTION										TOTAL OB/XF										93,250									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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