

PT W1/2 OF SEC 25-2N-28E
PT OF "REMANIDER LAND PARCEL B"
PT OR 2209/631 BEING

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

2024

25-2N-28-0000-0002-1190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	05	STEEL 100
Common Wall	26	100
Story Height	22	100
RMS	7	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
AOF	298	100	298	26,796
BAS	292	100	292	26,257
BAS	19,676	100	19,676	1,769,255
FOP	1,650	30	495	44,510
FST	120	50	60	5,395
SPA	1,560	85	1,326	119,233
ULP	1,960	15	294	26,437

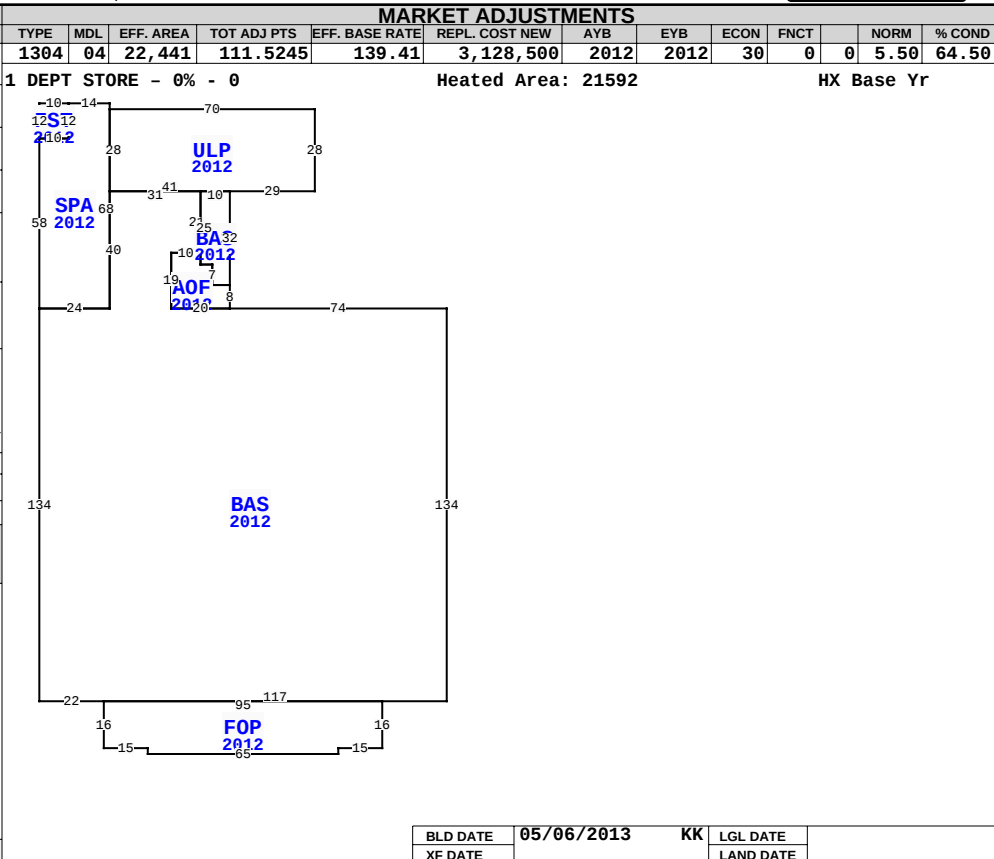
TOTALS	25,556		22,441	2,017,882
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EXTRA FEATURES

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	46,549.00	SF	2.00	2.00	100	2012	2012	3	70	65,169	
2	0400	CONC CURB	0	0	0	0	870.00	LF	15.00	15.00	100	2012	2012	3	95	12,398	
3	0812	CONCRETE C	0	0	0	0	1,130.00	SF	4.00	4.00	100	2012	2012	3	93	4,204	
4	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2012	2012	3	55	2,750	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	8,400	
6	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	100	2012	2012	3	83	2,905	
7	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2012	2012	3	100	1,200	
8	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2012	2012	3	83	1,494	
9	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2012	2012	3	93	218	
10	0811	CONCRETE B	0	0	0	0	962.00	SF	5.20	5.20	100	2012	2012	3	93	4,652	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	109,336.00	SF		1.00	1.00	1.00	8.00	8.00	874,688							



463905 SR 200, YULEE

BLD DATE	05/06/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 103,390																
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NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		DIRECT_CAP
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		3,076,165
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		3,076,165
SOH/AGL Deduction		167,357
ASSESSED VALUE		2,908,808
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,908,808
TOTAL JUST VALUE		3,076,165
NCON VALUE		0
INCOME VALUE		3,076,165
PREVIOUS YEAR MKT VALUE		3,076,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427530	REMODEL ROSS	0	04/01/2014
B1326895	NEW CONSTR	50,000	02/01/2013
P1215874	ROSS	0	05/01/2012

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] W74 AOF=[YR=2012] N8 BAS=[YR=2012] N32
ULP=[YR=2012] E29 N28 W70 SPA=[YR=2012] N2 W14
FST=[YR=2012] W10 S12 E10 N12\$ S12 W10 S58 E24 N68\$ S28 E41\$
W10 S25 E4 S7 E6\$ W6 N7 W4 N4 W10 S19 E20 \$ W20 N19 E10 N21
W31 S40 W24 S134 E22 FOP=[YR=2012] S16 E15 S2 E65 N2 E15 N16
W95\$ E117 N134\$.

[illegible]