

PT W1/2 SEC 25-2N-28E  
IN OR 2168/99  
BEING OUT PARCEL 8 ONLY

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

2024

25-2N-28-0000-0002-1200



| 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  | PAGE 1 of 2 4 |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                                    | 20               | FACE BRICK 60      | 1602                              | 04                   | 12,101               | 92.4728     | 98.48          | 1,191,706      | 2021        | 2021           | 0         | 0        | 0           | 2.00    | 98.00         | VALUATION SUMMARY                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                                    | 17               | CB STUCCO 40       | 1 NBHD SHOP - 0% - 0              |                      |                      |             |                |                |             |                |           |          |             |         |               | Heated Area: 12080 HX Base Yr       |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structure                                                                                                                                   | 09               | RIDGE FRME 100     |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | Tax Group: 4 Tax Dist: STANDARD     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                       | 04               | BUILT-UP 100       |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | BUILDING MARKET VALUE 1,167,872     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                    | 01               | MINIMUM 100        |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | TOTAL MARKET OB/XF VALUE 193,660    |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floor                                                                                                                                   | 01               | NONE 90            |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | TOTAL LAND VALUE - MARKET 1,110,780 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floor                                                                                                                                   | 03               | CONC FINSH 10      |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | TOTAL MARKET VALUE 2,472,312        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Ceiling                                                                                                                                          | 04               | NONE 100           |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | SOH/AGL Deduction 816,083           |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                    | 01               | NONE 100           |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | ASSESSED VALUE 1,656,229            |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                     | 01               | NONE 100           |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | TOTAL EXEMPTION VALUE 0             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Fixtures                                                                                                                                         | 62               | 100                |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | BASE TAXABLE VALUE 1,656,229        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                            | 03               | MASONRY 100        |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               | TOTAL JUST VALUE 2,472,312          |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Story Height                                                                                                                                     | 12               | 100                | NCON VALUE 0                      |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| RMS                                                                                                                                              | 4                | 100                | INCOME VALUE 2,944,481            |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                          | 1.               | 100                | PREVIOUS YEAR MKT VALUE 2,523,157 |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Units                                                                                                                                            | 0                | 100                |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Occupancy                                                                                                                                        | 00               | NONE 100           |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Quality                                                                                                                                          | 06               | Quality Level 06   |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                              | 180              | 100                | 180                               | 17,371               |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 198              | 100                | 198                               | 19,109               |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 876              | 100                | 876                               | 84,543               |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 1,296            | 100                | 1,296                             | 125,077              |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 1,800            | 100                | 1,800                             | 173,719              |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 2,402            | 100                | 2,402                             | 231,818              |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                              | 5,328            | 100                | 5,328                             | 514,207              |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FST                                                                                                                                              | 42               | 50                 | 21                                | 2,027                |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                           | 12,122           |                    | 12,101                            | 1,167,872            |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                                   |                  |                    |                                   |                      | 463913 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                  |                             |      |         |      |     |    |        |  |  |  |  |
| 1                                                                                                                                                | 0803             | ASPHALT C          | 0                                 | 0                    | 0                    | 0           | 35,168.00      | SF             | 2.00        | 2.00           | 100       | 2021     | 2021        | 3       | 88            | 61,896                              |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                                | 0400             | CONC CURB          | 0                                 | 0                    | 0                    | 0           | 1,407.00       | LF             | 15.00       | 15.00          | 100       | 2021     | 2021        | 3       | 99            | 20,894                              |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                                | 0812             | CONCRETE C         | 0                                 | 0                    | 0                    | 0           | 4,962.00       | SF             | 4.00        | 4.00           | 100       | 2021     | 2021        | 3       | 99            | 19,650                              |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                                | 4950             | BOLLARD            | 0                                 | 0                    | 0                    | 0           | 6.00           | UT             | 100.00      | 100.00         | 100       | 2021     | 2021        | 3       | 100           | 600                                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                                | 0810             | CONCRETE A         | 0                                 | 0                    | 23                   | 6           | 138.00         | SF             | 6.50        | 6.50           | 100       | 2021     | 2021        | 3       | 99            | 888                                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 6                                                                                                                                                | 0825             | BRICK              | 0                                 | 0                    | 0                    | 0           | 38.00          | SF             | 12.50       | 12.50          | 100       | 2021     | 2021        | 3       | 100           | 475                                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 7                                                                                                                                                | 0812             | CONCRETE C         | 0                                 | 0                    | 0                    | 0           | 1,027.00       | SF             | 4.00        | 4.00           | 100       | 2021     | 2021        | 3       | 99            | 4,067                               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 8                                                                                                                                                | 0097             | AWNING CN          | 0                                 | 0                    | 0                    | 0           | 112.00         | SF             | 65.00       | 65.00          | 100       | 2021     | 2021        | 3       | 95            | 6,916                               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 9                                                                                                                                                | 0810             | CONCRETE A         | 0                                 | 0                    | 19                   | 5           | 95.00          | SF             | 6.50        | 6.50           | 100       | 2021     | 2021        | 3       | 99            | 611                                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 10                                                                                                                                               | 0972             | ST LGHT UN         | 0                                 | 0                    | 0                    | 0           | 8.00           | UT             | 2,530.00    | 2,530.00       | 100       | 2021     | 2021        | 3       | 98            | 19,835                              |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                 |                  |                    |                                   |                      | TOTAL OB/XF 135,832  |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                                | 001610           | C                  | SH CTR NHD                        | 0                    | 0004                 | PUD         | 0.00           | 0.00           | 74,052.00   | SF             |           | 1.00     | 1.00        | 1.00    | 15.00         | 15.00                               | 1,110,780              |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 1,110,780 Market: 0 Agricultural: 0 Common: 1,110,780 PRINTED 08/06/2024 BY SYS |                  |                    |                                   |                      |                      |             |                |                |             |                |           |          |             |         |               |                                     |                        |                             |      |         |      |     |    |        |  |  |  |  |

**VILLAGES OF AMELIA LLC**  
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