

PT SE1/4 OF NW1/4 OF  
SEC 25-2N-28E PT OR 1750/1255  
BEING "VILLAGES OF AMELIA

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

2024

25-2N-28-0000-0002-1420



| 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 1   |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | VALUATION BY              |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | Tax Group: 4              |                |               |                             |      |         |      |     |    |        | Tax Dist: |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      |         |      |     |    |        | 1,325     |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      |         |      |     |    |        | 1,325     |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      |         |      |     |    |        | 1,308     |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      |         |      |     |    |        | 17        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 | BASE TAXABLE VALUE        |                |               |                             |      |         |      |     |    |        | 17        |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                  |                  |              |                      |                      | 9600                 |          |           |                |                | WASTELAND      |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                   |                  |              |                      |                      |                      |          |           |                |                | MKT AREA       |             |           |        |                 | 04                        |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                          |                  |              |                      |                      | 4002.00              |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                 | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                    |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                            |                  |              |                      |                      | COMMERCE BLVD, 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                     |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                          |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                | TOTAL OB/XF 0 |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| 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 |           |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                         | 009600           | C            | WASTELAND            | 0                    |                      | PUD      | 0.00      | 0.00           | 0.53           | AC             |             | 1.00      | 1.00   | 1.00            | 2,500.00                  | 2,500.00       | 1,325         |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                           |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.53 Total Land Value: 1,325 Market: 0 Agricultural: 0 Common: 1,325 PRINTED 08/06/2024 BY SYS |                  |              |                      |                      |                      |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |