

PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 2557/609

SEVEN ELEVEN YULEE LLC
P O BOX 620257
OVIDEO, FL 32762-0257

2025

01-2N-27-0000-0003-0050



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	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	18	100
Frame	03	MASONRY 100
Story Height	15	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,602	100	2021	4,602	752,283
CAN	44	30	2021	13	2,126
CAN	200	30	2021	60	9,808
FST	48	50	2021	24	3,923

TOTALS 4,894 4,699 768,140

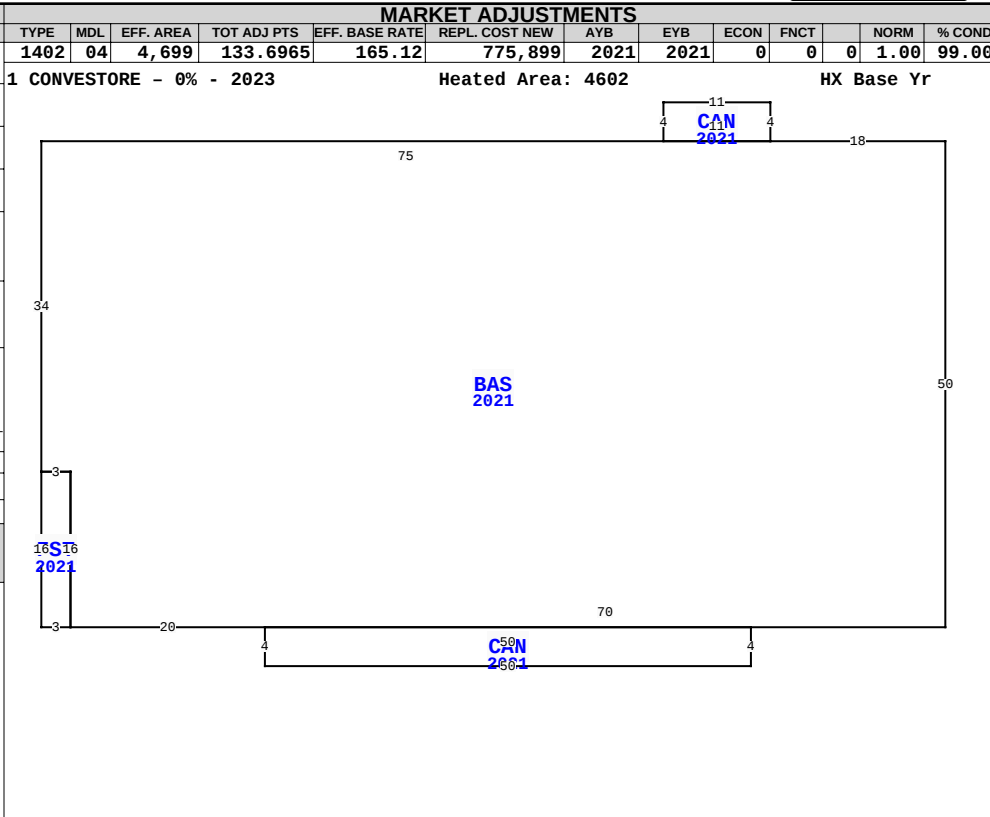
EXTRA FEATURES

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	14,462.00	SF	2.00	2.00	100	2021	2021	3	86	24,875	
2	0400	CONC CURB	0	0	0	0	536.00	LF	15.00	15.00	100	2021	2021	3	99	7,960	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2021	2021	3	96	12,144	
4	0812	CONCRETE C	0	0	0	0	1,548.00	SF	4.00	4.00	100	2021	2021	3	99	6,130	
5	4310	CANOPIES F	0	0	136	20	2,720.00	UT	22.75	22.75	100	2021	2021	3	85	52,598	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2021	3	96	480	
7	0812	CONCRETE C	0	0	75	20	1,500.00	SF	4.00	4.00	100	2021	2021	3	99	5,940	
8	0812	CONCRETE C	0	0	92	23	2,116.00	SF	4.00	4.00	100	2021	2021	3	99	8,379	
9	4950	BOLLARD	0	0	0	0	51.00	UT	100.00	100.00	100	2021	2021	3	100	5,100	
10	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	2021	2021	3	99	4,633	

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	001410	C	CONV STORE	0		PUD	236.00	217.00	50,530.00	SF		1.00	1.00	1.00	24.00	24.00	1,212,720							

REVIEW DATE 12/08/2021 BY KK



96001 LOFTON SQUARE CT, YULEE

BLD DATE	12/08/2021	KK	LGL DATE	
XF DATE	12/08/2021	KK	LAND DATE	
INC DATE			AG DATE	
04/25/2025	DC			

TOTAL OB/XF 128,239

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	001410	C	CONV STORE	0		PUD	236.00	217.00	50,530.00	SF		1.00	1.00	1.00	24.00	24.00	1,212,720							

Total Acres: 0.00 Total Land Value: 1,212,720 Market: 0 Agricultural: 0 Common: 1,212,720

NASSAU COUNTY PROPERTY PAGE 1 of 3 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		768,140
TOTAL MARKET OB/XF VALUE		200,686
TOTAL LAND VALUE - MARKET		1,212,720
TOTAL MARKET VALUE		2,181,546
SOH/AGL Deduction		0
ASSESSED VALUE		2,181,546
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,181,546
TOTAL JUST VALUE		2,181,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,207,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002279	XFOB - FUEL DISPE	70,000	02/25/2021
20006379	NEW CONSTR-7 ELEV	584,412	02/25/2021
20006386	XFOB-7 ELEVEN DUM	15,504	02/25/2021
20008062	XFOB-7 ELEVEN CAN	70,000	02/25/2021
20008067	XFOB-7 ELEVEN DIS	70,000	02/25/2021
P0509434	OTHER	1,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0609	4/21/2022	SW U	I	40		7,822,600

GRANTOR: AILERON YULEE LLC

GRANTEE: SEVEN ELEVEN YULEE

2354/0802 4/16/2020 SW U V 12 1,500,000

GRANTOR: FIRST FEDERAL BANK

GRANTEE: AILERON YULEE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 CAN=[YR=2021] N4 W11 S4 E11\$ W75 S34
FST=[YR=2021] S16 E3 N16 W3\$ E3 S16 E20 CAN=[YR=2021] S4
E50 N4 W50\$ E70 N50\$.

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BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4			
ELEMENT		CD		CONSTRUCTION			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										768,140			
																					TOTAL MARKET OB/XF VALUE										200,686			
																					TOTAL LAND VALUE - MARKET										1,212,720			
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