PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

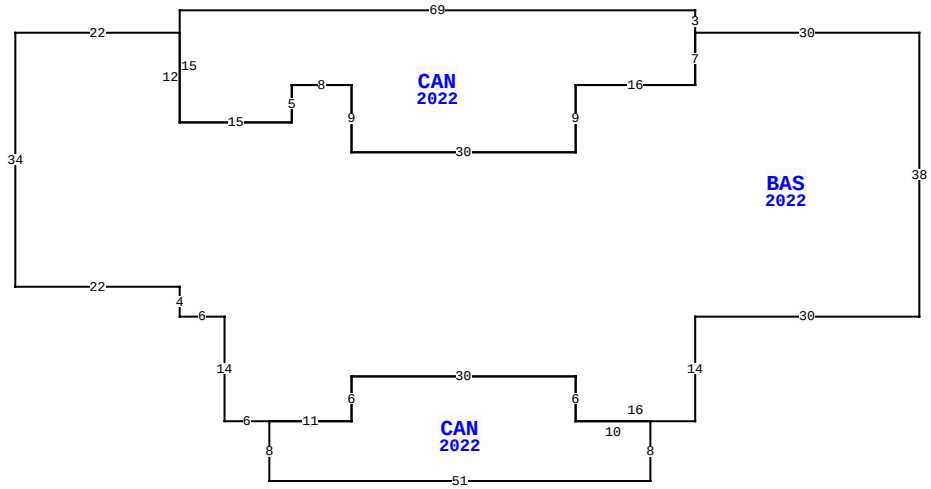
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,384	100	2022	4,384	480,965
CAN	588	30	2022	176	19,309
CAN	1,035	30	2022	310	34,010
TOTALS	6,007			4,870	534,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	03	4,870	112.4550	122.58	596,965	2022	2022	0	0	10	0.50	89.50

1 CLUB HOUSE – 0% - 2023 Heated Area: 4384 HX Base Yr



BLD DATE	04/17/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE	05/16/2025 REA	AG DATE	

74700 MILLS PRESERVE CIR, YULEE

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

MILLS CREEK PRESERVE (APARTMENTS)__ 188 TOTAL RENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002304	XFOB-SCRN ENCL 4-	46,706	02/10/2022
22002305	XFOB-SCRN ENCL 3-	46,706	02/10/2022
22002306	XFOB-SCRN ENCL 6-	46,706	02/10/2022
22002307	XFOB-SCRN ENCL 7-	46,706	02/10/2022
22002308	XFOB-SCRN ENCL 8-	46,706	02/10/2022
22002311	XFOB-SCRN ENCL 9-	46,706	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 CAN=[YR=2022] N3 W69 S15 E15 N5 E8 S9 E30 N9 E16 N7 $ S7 W16 S9 W30 N9 W8 S5 W15 N12 W22 S34 E22 S4 E6 S14 E6 CAN=[YR=2022] S8 E51 N8 W10 N6 W30 S6 W11$ E11 N6 E30 S6 E16 N14 E30 N38$.

EXTRA FEATURES

LN	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	0350	CARPORT WD	0	0	27	27	729.00	SF	13.00	13.00	100	2022	2022	3	93	8,814	
2	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
3	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
4	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
5	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
6	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
7	0803	ASPHALT C	0	0	0	0	166,935.00	SF	2.00	2.00	100	2022	2022	3	88	293,806	
8	0812	CONCRETE C	0	0	0	0	43,304.00	SF	4.00	4.00	100	2022	2022	3	99	171,484	
9	0400	CONC CURB	0	0	0	0	5,787.00	LF	15.00	15.00	100	2022	2022	3	99	85,937	
10	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	2022	2022	3	99	569	

TOTAL OB/XF 576,085

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAMILY	0	0003	RG-1	0.00	0.00	188.00	UT		1.00	1.00	1.00	16,000.00	16,000.00	3,008,000							

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

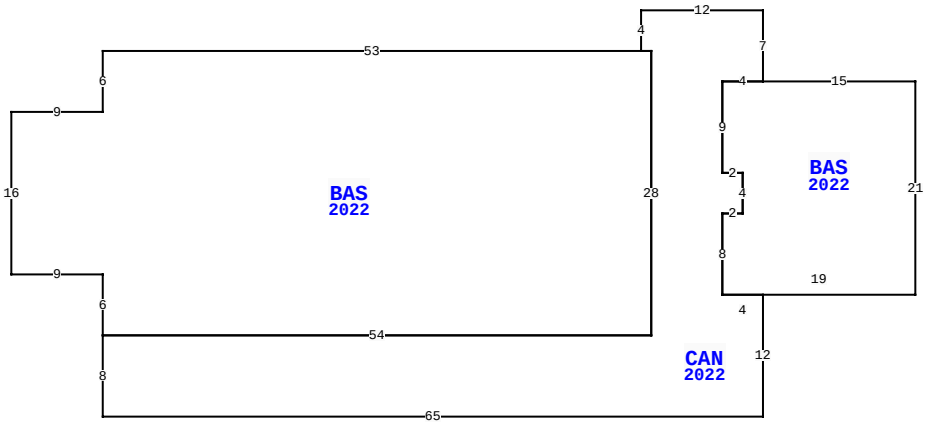
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		4 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	391	100	2022	391	49,150
BAS	1,656	100	2022	1,656	208,164
CAN	800	30	2022	240	30,169
TOTALS	2,847			2,287	287,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	03	2,287	128.8560	140.45	321,209	2022	2022	0	0	10	0.50	89.50

2 CLUB HOUSE – 0% - 2023 Heated Area: 2047 HX Base Yr



74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE	05/16/2025 REA	AG DATE	

EXTRA FEATURES

LN	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	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2022	2022	3	98	2,258	
12	0866	POOL FIBER	0	0	0	0	2,174.00	SF	72.00	72.00	100	2022	2022	3	93	145,571	
13	0855	CONC PAVER	0	0	0	0	16,982.00	SF	10.00	10.00	100	2022	2022	3	99	168,122	
14	0462	ST/AL FNC	0	0	0	0	412.00	SF	10.00	10.00	100	2022	2022	3	95	3,914	
15	0475	VF 4 SBPL	0	0	0	0	58.00	LF	14.00	14.00	100	2022	2022	3	98	796	
16	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
17	0422	CL FNC 4'	0	0	0	0	2,869.00	LF	15.00	15.00	100	2022	2022	3	98	42,174	
18	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2022	2022	3	98	1,764	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
20	1126	CB/STC 8"	0	0	109	0	109.00	SF	8.00	8.00	100	2022	2022	3	99	863	

TOTAL OB/XF 366,344

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002316	XFOB-SCRN ENCL 10	46,706	02/10/2022
22002318	XFOB-SCRN ENCL 11	46,706	02/10/2022
21013536	XFOB-ENTRY GATE	8,000	10/05/2021
21008514	SWIM POOL	217,550	06/29/2021
C9009725	NEW CONSTR-BLDG 8	2,720,074	05/12/2020
19009665	NEW CONSTR-BLDG 1	6,292,444	05/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 CAN=[YR=2022] N7 W12 S4 BAS=[YR=2022] W53 S6 W9 S16 E9 S6 E54 N28 W1$ E1 S28 W54 S8 E65 N12 W4 N8 E2 N4 W2 N9 E4$ W4 S9 E2 S4 W2 S8 E19 N21$.

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

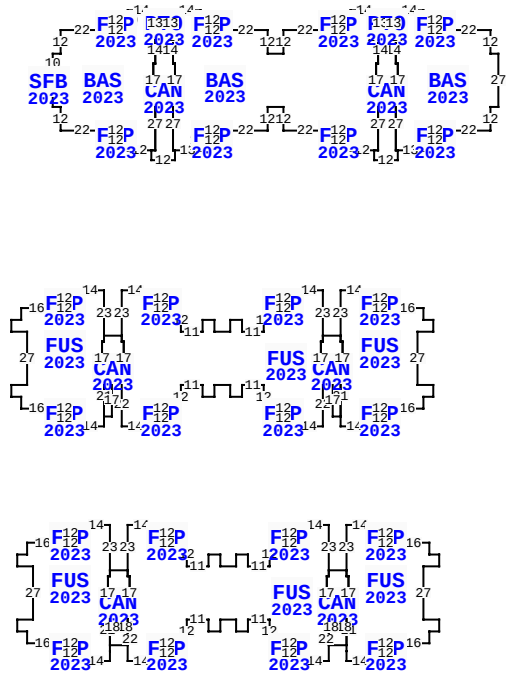
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,819	100	2023	2,819	411,071
BAS	2,819	100	2023	2,819	411,071
BAS	5,638	100	2023	5,638	822,143
CAN	318	30	2023	95	13,853
CAN	318	30	2023	95	13,853
CAN	376	30	2023	113	16,478
CAN	376	30	2023	113	16,478
CAN	616	30	2023	185	26,977
CAN	616	30	2023	185	26,977
FSP	60	55	2023	33	4,812
TOTALS	34,642			31,932	4,656,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	31,932	99.7500	172.57	5,510,505	2022	2022	0	0	15	0.50	84.50

3 APART/LUX - 0% - 2023 Heated Area: 30342 HX Base Yr



** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE	05/16/2025 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009678	NEW CONSTR-BLDG 2	292,991	05/12/2020
19009685	NEW CONSTR-BLDG 3	3,675,016	05/12/2020
19009696	NEW CONSTR-BLDG 4	3,684,915	05/12/2020
19009703	NEW CONSTR-BLDG 6	2,874,644	05/12/2020
19009707	NEW CONSTR-BLDG 7	3,684,915	05/12/2020
19009726	NEW CONSTR-BLDG 9	2,874,644	05/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,49] S27 E1 S17 W1 S27 E1 E13 N10 E12 E22 N12 E8 S12 E22 E12 S5 S5 E12 E2 N27 W1 N17 E1 N27 W14 S5 S5 W12 W22 S12 W8 N12 W22 W12 N5 N5 W14 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-5,217] N3 N23 E14 S4 S5 E12 E4 S12 E11 N6 E6 S6 E8 N6 E6 S6 E11 N12 E4 E12 N5 N4 E14 S23 S3 W1 S17 E1 S4 S22 W14 N4 N5 W12 W4 N12 W11 S6 W6 N6 W8 S6 W6 N6 W11 S12 W4 W12 S5 S4 W14 N22 N4 E1 N17 W1 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-2,336] N3 N23 E14 S4 S5 E12 E4 S12 E11 N6 E6 S6 E8 N6 E6 S6 E11 N12 E4 E12 N5 N4 E14 S23 S3 W1 S17 E1 S4 S22 W14 N4 N5 W12 W4 N12 W11 S6 W6 N6 W8 S6 W6 N6 W11 S12 W4 W12 S5 S4 W14 N22 N4 E1 N17 W1 $
BAS=[YR=2023;ORIG=-36,110] N12 W4 N9 N8 N10 E4 N12 E22 E12

EXTRA FEATURES

LN	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
21	0812	CONCRETE C	0	0	0	0	6,321.00	SF	4.00	4.00	100	2022	2022	3	99	25,031	
22	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2022	2022	3	98	4,892	
23	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
24	0424	CL FNC 6'	0	0	0	0	978.00	LF	20.00	20.00	100	2022	2022	3	98	19,169	
25	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	98	1,176	
26	0966	FIRE SPRNK	3	0	0	0	30,316.00	SF	3.00	3.00	100	2022	2022	3	99	90,039	
27	0966	FIRE SPRNK	4	0	0	0	29,392.00	SF	3.00	3.00	100	2022	2022	3	99	87,294	
28	0966	FIRE SPRNK	6	0	0	0	23,320.00	SF	3.00	3.00	100	2022	2022	3	99	69,260	
29	0966	FIRE SPRNK	5	0	0	0	29,392.00	SF	3.00	3.00	100	2022	2022	3	99	87,294	
30	0966	FIRE SPRNK	7	0	0	0	23,320.00	SF	3.00	3.00	100	2022	2022	3	99	69,260	

TOTAL OB/XF 454,003

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100

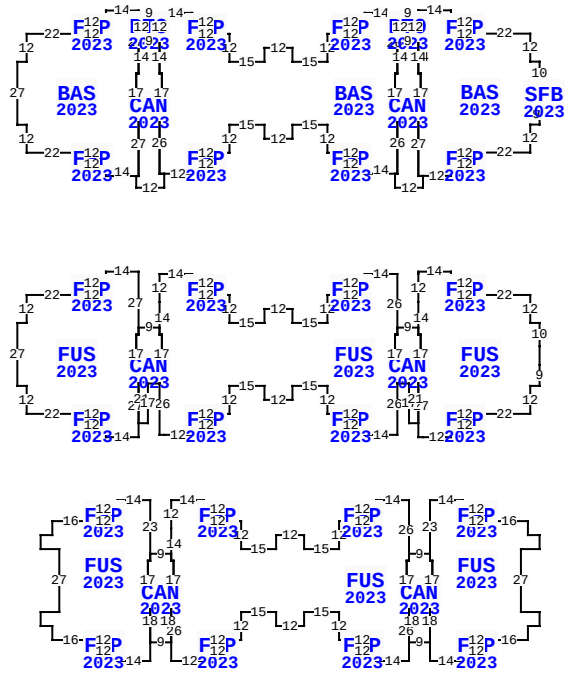
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,819	100	2023	2,819	435,395
BAS	2,819	100	2023	2,819	435,395
BAS	4,808	100	2023	4,808	742,597
CAN	318	30	2023	95	14,673
CAN	318	30	2023	95	14,673
CAN	376	30	2023	113	17,453
CAN	376	30	2023	113	17,453
CAN	617	30	2023	185	28,573
CAN	618	30	2023	185	28,573
FSP	60	55	2023	33	5,097
TOTALS	34,723			32,026	4,946,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,026	99.7500	172.57	5,526,727	2022	2022	0	0	10	0.50	89.50

4 APART/LUX - 0% - 2023 Heated Area: 30438 HX Base Yr



** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE	05/16/2025 REA	AG DATE	

EXTRA FEATURES

LN	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
31	0966	FIRE SPRNK	8	0	0	0	26,122.00	SF	3.00	3.00	100	2022	2022	3	99	77,582	
32	0812	CONCRETE C	0	0	0	0	810.00	SF	4.00	4.00	100	2022	2022	3	99	3,208	
33	0812	CONCRETE C	0	0	0	0	1,855.00	SF	4.00	4.00	100	2022	2022	3	99	7,346	
34	0812	CONCRETE C	0	0	0	0	1,517.00	SF	4.00	4.00	100	2022	2022	3	99	6,007	
35	0812	CONCRETE C	14	0	0	0	260.00	SF	4.00	4.00	100	2022	2022	3	99	1,030	
36	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
37	1126	CB/STC 8"	0	0	10	4	40.00	SF	8.00	8.00	100	2022	2022	3	99	317	
38	0092	AUTO GATE	0	0	0	0	4.00	UT	3,500.00	3,500.00	100	2022	2022	3	93	13,020	
39	0972	ST LGHT UN	0	0	0	0	23.00	UT	2,530.00	2,530.00	100	2022	2022	3	98	57,026	
40	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2022	3	98	490	

LAND DESCRIPTION

TOTAL OB/XF 166,614

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009727	NEW CONSTR-BLDG 1	3,210,365	05/12/2020
19009728	NEW CONSTR-BLDG 1	2,720,074	05/12/2020
19009732	NEW CONSTR-BLDG 1	108,143	05/12/2020
19009741	NEW CONSTR-BLDG 1	108,143	05/12/2020
19009745	NEW CONSTR-BLDG 2	103,796	05/12/2020
19009748	NEW CONSTR-BLDG 2	18,933	05/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-41,-44] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=2ND FLR;ORIG=-41,68] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=3RD FLR;ORIG=-36,165] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

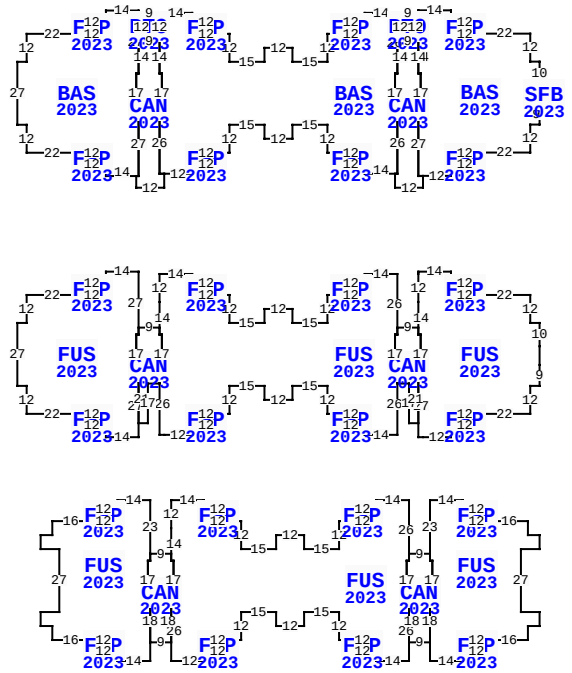
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,819	100	2023	2,819	435,395
BAS	2,819	100	2023	2,819	435,395
BAS	4,808	100	2023	4,808	742,597
CAN	318	30	2023	95	14,673
CAN	318	30	2023	95	14,673
CAN	376	30	2023	113	17,453
CAN	376	30	2023	113	17,453
CAN	617	30	2023	185	28,573
CAN	618	30	2023	185	28,573
FSP	60	55	2023	33	5,097
TOTALS	34,723			32,026	4,946,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,026	99.7500	172.57	5,526,727	2022	2022	0	0	10	0.50	89.50

5 APART/LUX – 0% - 2023 Heated Area: 30438 HX Base Yr



** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE	05/16/2025	REA	AG DATE		

EXTRA FEATURES

LN	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
42	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2022	2022	3	100	500	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009749	NEW CONSTR-BLDG 2	6,182	05/12/2020
19009751	NEW CONSTR-BLDG 2	6,182	05/12/2020
19009757	NEW CONSTR-BLDG 2	6,182	05/12/2020
19009764	NEW CONSTR-BLDG 2	6,182	05/12/2020
19009765	NEW CONSTR-BLDG 2	6,182	05/12/2020
19009771	NEW CONSTR-BLDG 3	64,061	05/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-41,-44] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=2ND FLR;ORIG=-41,68] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=3RD FLR;ORIG=-36,165] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	03	Quality Level 03

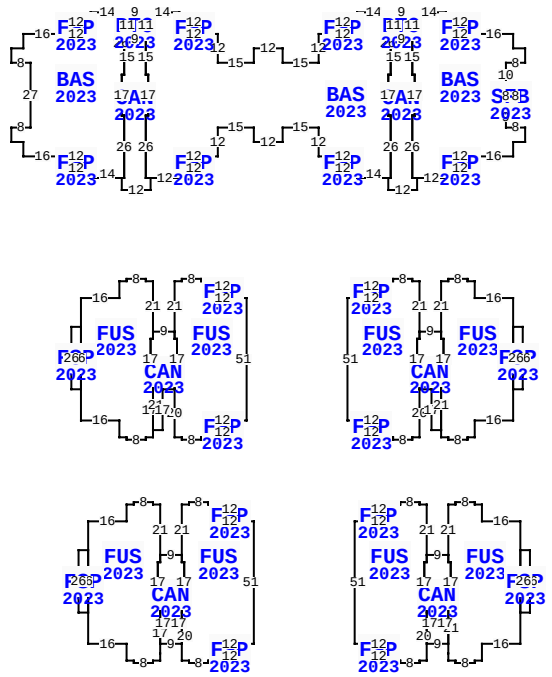
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	353,489
BAS	2,356	100	2023	2,356	353,489
BAS	4,808	100	2023	4,808	721,382
CAN	318	30	2023	95	14,254
CAN	318	30	2023	95	14,254
CAN	367	30	2023	110	16,504
CAN	367	30	2023	110	16,504
CAN	616	30	2023	185	27,757
CAN	616	30	2023	185	27,757
FSP	60	55	2023	33	4,951
TOTALS	27,528			24,892	3,734,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	24,892	96.9000	167.64	4,172,895	2022	2022	0	0	10	0.50	89.50

6 APART/LUX – 0% - 2023 Heated Area: 23346 HX Base Yr



** This building has 40 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE	05/16/2025 REA	AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009784	NEW CONSTR-COMPAC	16,422	05/12/2020
20003258	SITE WORK	5,375,000	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,11] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
BAS=[YR=2023;ORIG=120,20] W16 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E16 N6 E5 N6 W8 N9 N8 N10 E8 N6 W5 N6 $
BAS=[YR=2023;ORIG=-42,11] W14 S4 S5 W12 W16 S6 W5 S6 E8 S27 W8 S6 E5 S6 E16 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=120,130] W16 N7 W3 N1 W8 S1 W3 S21 S3 E1 S17 W1 S21 S3 E3 S1 E8 N1 E3 N7 E16 N51 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=81,147] N3 N21 W3 N1 W8 S1 W3 S2 S5 W12 W4 S51 E4 E12 S5 S2 E3 S1 E8 N1 E3 N20 N4 W1 N17 E1

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

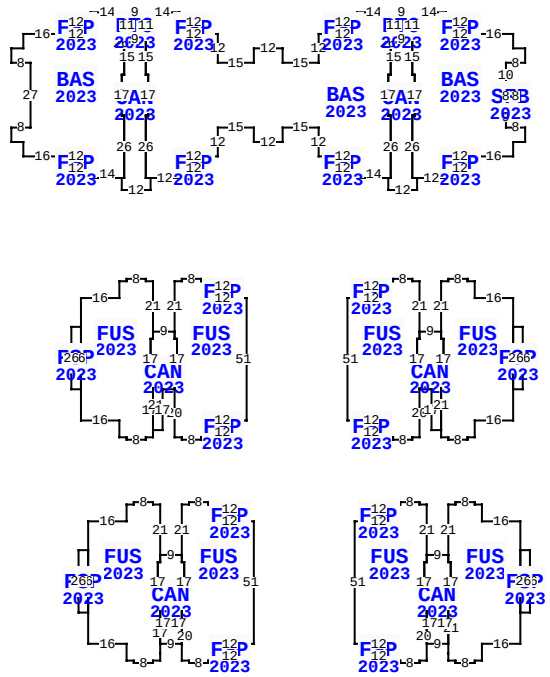
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	353,489
BAS	2,356	100	2023	2,356	353,489
BAS	4,808	100	2023	4,808	721,382
CAN	318	30	2023	95	14,254
CAN	318	30	2023	95	14,254
CAN	367	30	2023	110	16,504
CAN	367	30	2023	110	16,504
CAN	616	30	2023	185	27,757
CAN	616	30	2023	185	27,757
FSP	60	55	2023	33	4,951
TOTALS	27,528			24,892	3,734,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	24,892	96.9000	167.64	4,172,895	2022	2022	0	0	10	0.50	89.50

7 APART/LUX – 0% - 2023 Heated Area: 23346 HX Base Yr



** This building has 40 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE	05/16/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,11] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
BAS=[YR=2023;ORIG=120,20] W16 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E16 N6 E5 N6 W8 N9 N8 N10 E8 N6 W5 N6 $
BAS=[YR=2023;ORIG=-42,11] W14 S4 S5 W12 W16 S6 W5 S6 E8 S27 W8 S6 E5 S6 E16 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=120,130] W16 N7 W3 N1 W8 S1 W3 S21 S3 E1 S17 W1 S21 S3 E3 S1 E8 N1 E3 N7 E16 N51 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=81,147] N3 N21 W3 N1 W8 S1 W3 S2 S5 W12 W4 S51 E4 E12 S5 S2 E3 S1 E8 N1 E3 N20 N4 W1 N17 E1

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

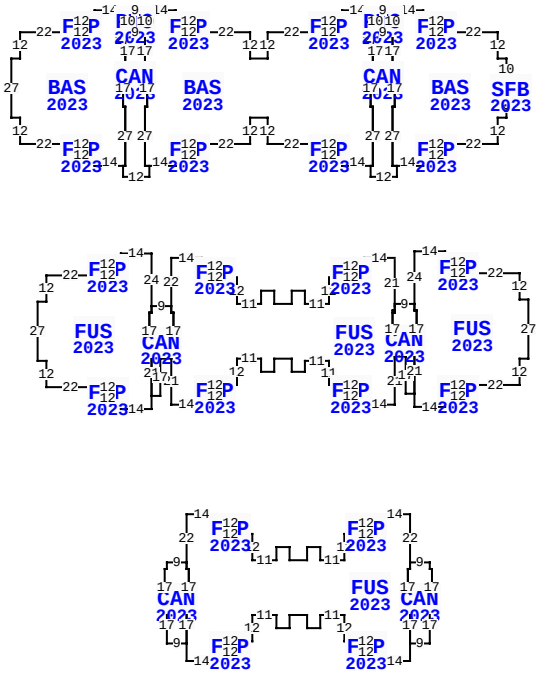
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		20 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,819	100	2023	2,819	439,533
BAS	2,819	100	2023	2,819	439,533
BAS	5,638	100	2023	5,638	879,065
CAN	318	30	2023	95	14,812
CAN	318	30	2023	95	14,812
CAN	367	30	2023	110	17,151
CAN	367	30	2023	110	17,151
CAN	643	30	2023	193	30,093
CAN	643	30	2023	193	30,093
FSP	60	55	2023	33	5,145
TOTALS	30,170			27,592	4,302,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	27,592	100.7000	174.21	4,806,802	2022	2022	0	0	10	0.50	89.50

8 APART/LUX - 0% - 2023 Heated Area: 26128 HX Base Yr



** This building has 36 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE	
XF DATE			LAND DATE	05/09/2025 DC
INC DATE	05/16/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=53,37] N27 W14 S5 S5 W12 W22 S12 W8 N12 W22 W12 N5 N5 W14 S10 S17 E1 S17 W1 S27 E14 N5 N5 E12 E22 N12 E8 S12 E22 E12 S5 S5 E14 N27 W1 N17 E1 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=70,240] W14 S4 S5 W12 W4 S12 W11 N6 W6 S6 W8 N6 W6 S6 W11 N12 W4 W12 N5 N4 W14 S22 S3 E1 S17 W1 S17 S8 E14 N4 N5 E12 E4 N12 E11 S6 E6 N6 E8 S6 E6 N6 E11 S12 E4 E12 S5 S4 E14 N8 N17 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=63,123] W14 S4 S5 W12 W4 S12 W11 N6 W6 S6 W8 N6 W6 S6 W11 N12 W4 W12 N5 N4 W14 S22 S3 E1 S17 W1 S4 S21 E14 N4 N5 E12 E4 N12 E11 S6 E6 N6 E8 S6 E6 N5 E11 S11 E4 E12 S5 S4 E14 N21 N4 W1 N17 E1 N3 N21 $
BAS=[YR=2023;ORIG=110,20] W22 W12 N5 N5 W14 S10 S17 E1 S17 W1

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	03	Quality Level 03

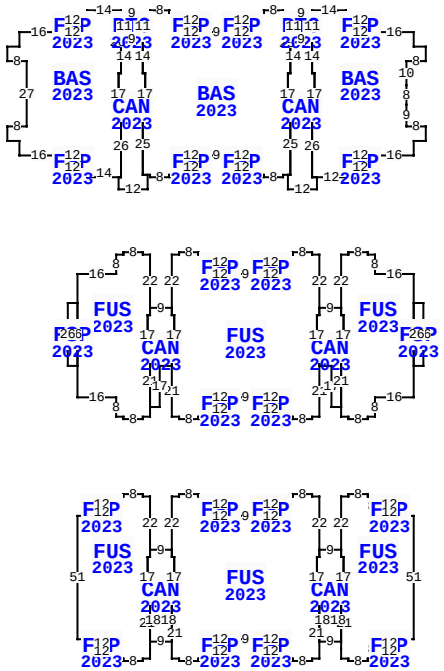
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	353,489
BAS	2,356	100	2023	2,356	353,489
BAS	3,557	100	2023	3,557	533,684
CAN	318	30	2023	95	14,254
CAN	318	30	2023	95	14,254
CAN	376	30	2023	113	16,954
CAN	376	30	2023	113	16,954
CAN	608	30	2023	182	27,306
CAN	609	30	2023	183	27,457
FSP	60	55	2023	33	4,951
TOTALS	26,606			23,960	3,594,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	23,960	96.9000	167.64	4,016,654	2022	2022	0	0	10	0.50	89.50

9 APART/LUX – 0% - 2023 Heated Area: 22395 HX Base Yr



** This building has 39 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE	
XF DATE			LAND DATE	05/09/2025 DC
INC DATE	05/16/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-51,-8] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S11 S14 E1 S17 W1 S25 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N25 W1 N17 E1 N25 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-39,92] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-39,192] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
BAS=[YR=2023;ORIG=0,0] W16 W12 N5 N4 W14 S1 S11 S14 E1 S17 W1

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100

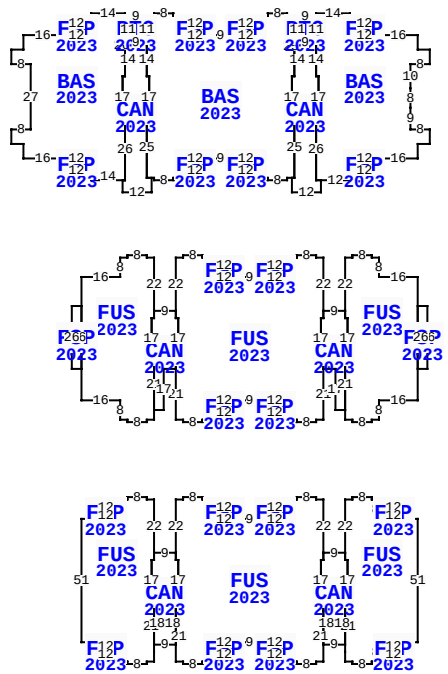
Quality	03	Quality Level 03	
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2023	2,356	353,489
BAS	2,356	100	2023	2,356	353,489
BAS	3,557	100	2023	3,557	533,684
CAN	318	30	2023	95	14,254
CAN	318	30	2023	95	14,254
CAN	376	30	2023	113	16,954
CAN	376	30	2023	113	16,954
CAN	608	30	2023	182	27,306
CAN	609	30	2023	183	27,457
FSP	60	55	2023	33	4,951
TOTALS	26,606			23,960	3,594,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	23,960	96.9000	167.64	4,016,654	2022	2022	0	0	10	0.50	89.50

10 APART/LUX – 0% - 2023 Heated Area: 22395 HX Base Yr



** This building has 39 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE	
XF DATE			LAND DATE	05/09/2025 DC
INC DATE	05/16/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-51,-8] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S11 S14 E1 S17 W1 S25 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N25 W1 N17 E1 N25 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-39,92] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-39,192] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
BAS=[YR=2023;ORIG=0,0] W16 W12 N5 N4 W14 S1 S11 S14 E1 S17 W1

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Units		12 100
Quality	03	Quality Level 03

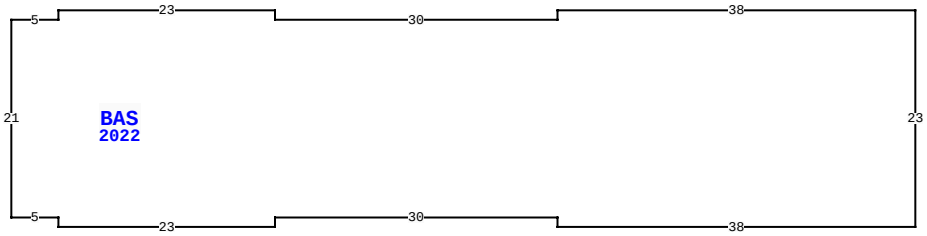
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2022	2,138	54,033
TOTALS	2,138			2,138	54,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	03	2,138	78.7500	25.40	54,305	2022	2022	0	0	0	0.50	99.50

11 APART/GAR – 0% - 2023 Heated Area: 2138 HX Base Yr



74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE	05/16/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Units		12 100
Quality	03	Quality Level 03

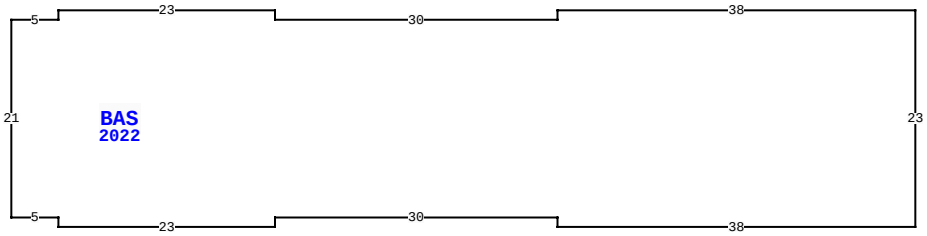
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2022	2,138	54,033
TOTALS	2,138			2,138	54,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	03	2,138	78.7500	25.40	54,305	2022	2022	0	0	0	0.50	99.50

12 APART/GAR – 0% - 2023 Heated Area: 2138 HX Base Yr



74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE	05/16/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Units		12 100
Quality	03	Quality Level 03

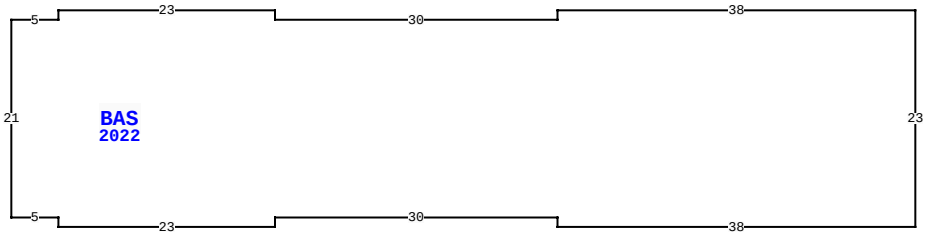
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2022	2,138	54,033
TOTALS	2,138			2,138	54,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	03	2,138	78.7500	25.40	54,305	2022	2022	0	0	0	0.50	99.50

13 APART/GAR – 0% - 2023 Heated Area: 2138 HX Base Yr



74700 MILLS PRESERVE CIR, YULEE

BLD DATE	04/17/2025	KW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE	05/16/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,787,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	34,787,041
SOH/AGL Deduction	88,531
ASSESSED VALUE	34,698,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,698,510
TOTAL JUST VALUE	34,787,041
NCON VALUE	0
INCOME VALUE	34,787,041
PREVIOUS YEAR MKT VALUE	31,544,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0231	5/14/2020	SW	U	V	11	100
GRANTOR: DAVIS COMPANIES LLC						
GRANTEE: MILLS CREEK PRESERV						
2252/1204	1/31/2019	SW	Q	V	03	1,000,000
GRANTOR: FIRST FEDERAL BANK SU						
GRANTEE: DAVIS COMPANIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2025

12-2N-26-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Units		0 100
Quality	03	Quality Level 03

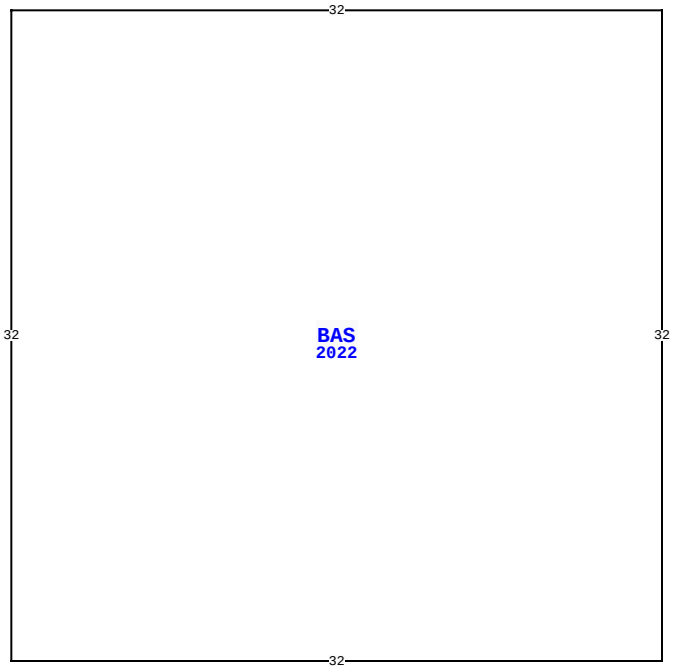
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2022	1,024	29,812
TOTALS	1,024			1,024	29,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	03	1,024	90.7200	29.26	29,962	2022	2022	0	0	0	0.50	99.50

14 APART/GAR – 0% - 2023 Heated Area: 1024 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W32 S32 E32 N32$.

EXTRA FEATURES

LN	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

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