



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FNISH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		85 100
Frame	05	STEEL 100
Story Height		18 100
RMS		32 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	1,292	100	2009	1,292	83,290
BAS	1,292	100	2009	1,292	83,290
BAS	1,368	100	2009	1,368	88,189
BAS	1,444	100	2009	1,444	93,088
BAS	1,520	100	2009	1,520	97,988
BAS	1,520	100	2009	1,520	97,988
BAS	1,596	100	2009	1,596	102,887
BAS	1,672	100	2009	1,672	107,787
BAS	3,150	100	2009	3,150	203,067
BAS	3,672	100	2009	3,672	236,718
TOTALS	28,174			27,937	1,800,976

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	45,481.00	SF	2.00	2.00	100	2009	2009	3	62	56,396	
2	0402	CONC BUMPE	0	0	0	0	53.00	UT	25.00	25.00	100	2009	2009	3	92	1,219	
3	0400	CONC CURB	0	0	0	0	1,959.00	LF	15.00	15.00	100	2009	2009	3	92	27,034	
4	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	18,722	
5	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2009	2009	3	74	2,960	
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2009	2009	3	74	259	
7	1126	CB/STC 8"	0	0	0	0	178.00	SF	8.00	8.00	100	2009	2009	3	89	1,267	
8	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2009	2009	3	89	636	
9	0422	CL FNC 4'	0	0	0	0	35.00	LF	15.00	15.00	100	2009	2009	3	74	389	
10	0097	AWNING CN	0	0	0	0	152.00	SF	65.00	65.00	100	2009	2009	3	52	5,138	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001600	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
1602	04	27,937	100.7190	105.25	2,940,369	2009	2009	0	0	20	18.75
1 NBHD SHOP - 0% - 0											
Heated Area: 27836											
HX Base Yr											
** This building has 12 Sub-Areas											
464073 SR 200, YULEE											
BLD DATE 10/03/2024 XF DATE 10/03/2024 INC DATE 05/02/2025											
KW LGL DATE 06/16/2022 KW LAND DATE REA AG DATE											

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY	DIRECT_CAP	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	4,691,267	
TOTAL MARKET OB/XF VALUE	0	
TOTAL LAND VALUE - MARKET	0	
TOTAL MARKET VALUE	4,691,267	
SOH/AGL Deduction	289,857	
ASSESSED VALUE	4,401,410	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	4,401,410	
TOTAL JUST VALUE	4,691,267	
NCON VALUE	0	
INCOME VALUE	4,691,267	
PREVIOUS YEAR MKT VALUE	4,001,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001016	PRIVATE PROVIDER	183,445	01/30/2025
B240012128	BUILD NON LOAD BE	9,000	10/29/2024
SU240010850	LUXE PICNICS BY L	4,000	09/20/2024
SU240007783	SIGNAGE FOR BH DE	3,329	07/01/2024
B240002601	DEMO OF WALLS AND	500	03/05/2024
SU240001323	SIGNAGE FOR COAST	4,500	02/02/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/0802	6/08/2017	SW	Q	I	01
GRANTOR: SCGV-YULEE LLC					
GRANTEE: EAGLES CROSSING LLC					
2125/0799	6/08/2017	QC	U	I	11
GRANTOR: SCGV-YULEE LLC					
GRANTEE: EAGLES CROSSING LLC					

BUILDING NOTES		
BAS=[YR=2009;LABEL=Suites:12-16;ORIG=0,0] W123 S78 E21 N6 E20 S4 E82 N76 \$		
BAS=[YR=2009;LABEL=Suite 7;ORIG=-201,0] W51 S72 E51 N72 \$		
BAS=[YR=2009;LABEL=Suite: 1&2;ORIG=-330,0] W42 S72 E21 S6 E21 N78 \$		
BAS=[YR=2009;LABEL=Suite 4;ORIG=-290,0] W22 S76 E22 N76 \$		
BAS=[YR=2009;LABEL=Suite 10;ORIG=-143,0] W21 S76 E21 N76 \$		
BAS=[YR=2009;LABEL=Suite 11;ORIG=-123,0] W20 S76 E20 N76 \$		
BAS=[YR=2009;LABEL=Suite 5;ORIG=-270,0] W20 S76 E20 N76 \$		
BAS=[YR=2009;LABEL=Suite 9;ORIG=-164,0] W19 S76 E19 N76 \$		
BAS=[YR=2009;LABEL=Suite 3;ORIG=-312,0] W18 S76 E18 N76 \$		
BAS=[YR=2009;LABEL=Suite 8;ORIG=-183,0] W18 S68 D4R2 E16 N72		

TOTAL OB/XF											
114,020											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001600	C	SH CTR COM	0	0004	CI	250.00	335.00	125,453.00	SF	1.00

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

24-2N-28-0000-0018-0000

[illegible]

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