PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2025

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

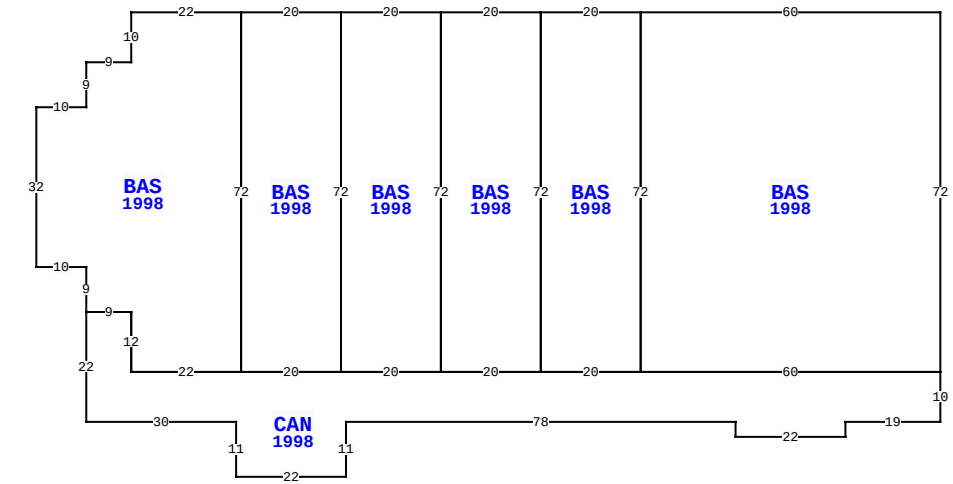
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		49 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		29 100
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	1,440	100	1998	1,440	118,024
BAS	1,440	100	1998	1,440	118,024
BAS	1,440	100	1998	1,440	118,024
BAS	1,440	100	1998	1,440	118,024
BAS	2,354	100	1998	2,354	192,937
BAS	4,320	100	1998	4,320	354,074
CAN	2,126	30	1998	638	52,291
TOTALS	14,560			13,072	1,071,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	13,072	114.0014	119.13	1,557,267	1998	1998	0	0	0	31.20	68.80

1 NBHD SHOP – 0% - 0 Heated Area: 12434 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	10/01/2024 KW	LGL DATE	04/25/2025 DC
XF DATE	05/02/2025 REA	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,577,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,651,313
SOH/AGL Deduction	2,192,021
ASSESSED VALUE	3,459,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,459,292
TOTAL JUST VALUE	5,651,313
NCON VALUE	0
INCOME VALUE	5,651,313
PREVIOUS YEAR MKT VALUE	4,333,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240003221	SIGN "CAREER SOUR	2,395	03/20/2024
18008169	REMODEL	25,000	05/19/2019
18007539	XFOB - CARPORT	16,156	10/11/2018
B1428417	REPAIR/RRF	50,000	03/01/2014
E1427336	REMODEL	0	03/01/2014
E1427432	REMODEL	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;LABEL=96098;ORIG=0,0] W60 S72 E60 N72 $
BAS=[YR=1998;LABEL=96126;ORIG=-140,0] W22 S10 W9 S9 W10 S32 E10 S9 E9 S12 E22 N72 $
CAN=[YR=1998;ORIG=-171,60] S22 E30 S11 E22 N11 E78 S3 E22 N3 E19 N10 W60 W20 W20 W20 W20 W22 N12 W9 $
BAS=[YR=1998;LABEL=96106;ORIG=-60,0] W20 S72 E20 N72 $
BAS=[YR=1998;LABEL=96110;ORIG=-80,0] W20 S72 E20 N72 $
BAS=[YR=1998;LABEL=96112;ORIG=-100,0] W20 S72 E20 N72 $
BAS=[YR=1998;LABEL=96118;ORIG=-120,0] W20 S72 E20 N72 $
.

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	0430	CL FNC 6B	0	0	0	0	710.00	LF	9.70	9.70	100	1997	1997	3	39	2,686	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1997	1997	3	39	273	
3	0803	ASPHALT C	0	0	0	0	27,898.00	SF	2.00	2.00	100	1999	1999	3	50	27,898	
4	0812	CONCRETE C	0	0	0	0	893.00	SF	4.00	4.00	100	1999	1999	3	75	2,679	
5	0400	CONC CURB	0	0	0	0	595.00	LF	15.00	15.00	100	2000	2000	3	83	7,408	
6	0424	CL FNC 6'	0	0	0	0	163.00	LF	20.00	20.00	100	2000	2000	3	48	1,565	
8	2028	WALL SAFE	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	100	200	
9	0811	CONCRETE B	0	0	0	0	1,931.00	SF	5.20	5.20	100	2000	2000	3	77	7,732	
10	0463	FENCE GATE	0	0	0	0	15.00	UT	300.00	300.00	100	2000	2000	3	48	2,160	
11	0098	AWNING MTL	0	0	0	0	6.00	SF	13.00	13.00	100	2000	2000	3	20	16	

TOTAL OB/XF 52,617

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	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	292,858.00	SF		1.00	1.00	1.00	4.50	4.50	1,317,861							

REVIEW DATE 10/01/2024 BY KW Total Acres: 0.00 Total Land Value: 1,073,749 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2025

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

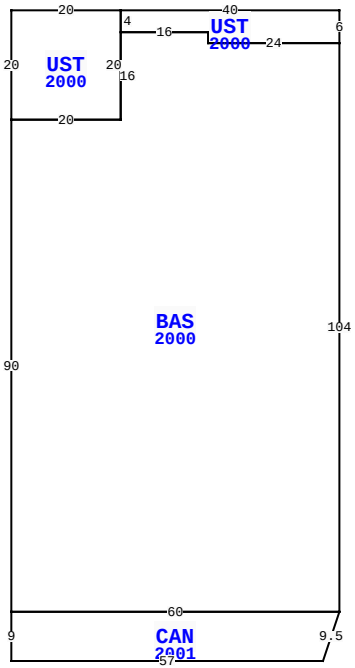
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		16 100
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	5,992	100	2000	5,992	507,306
CAN	527	30	2001	158	13,377
UST	208	40	2000	83	7,027
UST	400	40	2000	160	13,547
TOTALS	7,127			6,393	541,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	6,393	113.7916	118.91	760,192	2000	2000	0	0	0	28.80	71.20

2 NBHD SHOP - 0% - 0 Heated Area: 5992 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	10/01/2024 KW	LGL DATE	04/25/2025 DC
XF DATE	05/02/2025 REA	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 5 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,577,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,651,313
SOH/AGL Deduction	2,192,021
ASSESSED VALUE	3,459,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,459,292
TOTAL JUST VALUE	5,651,313
NCON VALUE	0
INCOME VALUE	5,651,313
PREVIOUS YEAR MKT VALUE	4,333,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419319	H/AC	0	03/01/2014
P1417256	REMODEL	0	03/01/2014
B1428408	DEMOLITION	1,000	02/01/2014
B1328110	S & J LIQUOR	12,000	12/01/2013
E1327069	REMODEL	0	12/01/2013
B1327551	CO ISSUED	0	10/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=96042 + 96046;ORIG=-60,20] S90 E60 N104
W24 N2 W16 S16 W20 $
CAN=[YR=2001;ORIG=-60,110] S9 E57 U9R3 W60 $
UST=[YR=2000;ORIG=-40,0] W20 S20 E20 N20 $
UST=[YR=2000;ORIG=0,0] W40 S4 E16 S2 E24 N6 $
.

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
12	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2002	2002	3	100	4,500	
13	0143	BAR TOP G	0	0	0	0	59.00	LF	315.00	315.00	100	2006	2006	3	24	4,460	
14	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2006	2006	3	86	1,333	
15	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	24	96	
16	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
17	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
18	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	1999	1999	3	100	1,400	
19	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	2010	2010	3	90	491	
20	1075	TRELLIS G	0	0	13	15	195.00	SF	35.00	35.00	100	2010	2010	3	56	3,822	
21	0835	QUARY TILE	0	0	0	0	275.00	SF	10.00	10.00	100	2010	2010	3	90	2,475	

TOTAL OB/XF 18,817

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 10/01/2024 BY KW Total Acres: 0.00 Total Land Value: 1,073,749 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2025

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

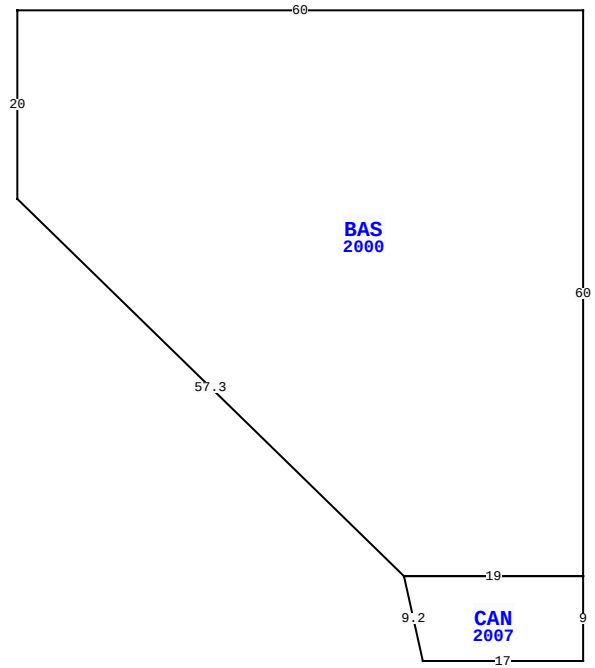
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2000	2,780	228,141
CAN	162	30	2007	49	4,021
TOTALS	2,942			2,829	232,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	2,829	110.2920	115.26	326,071	2000	2000	0	0	0	28.80	71.20

3 NBHD SHOP – 0% - 0 Heated Area: 2780 HX Base Yr



BLD DATE		LGL DATE	
XF DATE	10/01/2024 KW	LAND DATE	04/25/2025 DC
INC DATE	05/02/2025 REA	AG DATE	

96016 LOFTON SQUARE CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,577,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,651,313
SOH/AGL Deduction	2,192,021
ASSESSED VALUE	3,459,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,459,292
TOTAL JUST VALUE	5,651,313
NCON VALUE	0
INCOME VALUE	5,651,313
PREVIOUS YEAR MKT VALUE	4,333,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327551	REMODEL	190,000	08/01/2013
B1327083	CO ISSUED	0	06/06/2013
B24846	REMODEL	6,000	06/01/2011
B24549	ADDITION	100	04/01/2011
C24254	CO ISSUED	0	02/02/2011
B24254	REMODEL	2,000	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=96036 (?) + 93038;ORIG=0,0] W60 S20 D40R41 E19 N60 $
CAN=[YR=2007;ORIG=-19,60] D9R2 E17 N9 W19 $
.

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
22	0462	ST/AL FNC	0	0	0	0	174.00	SF	10.00	10.00	100	2010	2010	3	56	974	
23	0424	CL FNC 6'	0	0	0	0	637.00	LF	20.00	20.00	100	2005	2005	3	64	8,154	
24	0424	CL FNC 6'	0	0	0	0	603.00	LF	20.00	20.00	100	2005	2005	3	64	7,718	
25	0462	ST/AL FNC	0	0	0	0	870.00	SF	10.00	10.00	100	2000	2000	3	27	2,349	
26	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2010	2010	3	40	128	
27	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
29	0819	CONC 12"	0	0	0	0	112.00	SF	9.50	9.50	100	1997	1997	3	72	766	
31	0803	ASPHALT C	0	0	0	0	13,616.00	SF	2.00	2.00	100	1992	1992	3	50	13,616	
32	0400	CONC CURB	0	0	0	0	72.00	LF	15.00	15.00	100	1992	1992	3	70	756	
33	0142	BAR TOP A	0	0	0	0	33.00	LF	165.00	165.00	100	2014	2014	3	60	3,267	

TOTAL OB/XF 38,112

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 10/01/2024 BY KW Total Acres: 0.00 Total Land Value: 1,073,749 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2025

25-2N-28-0000-0002-0440

BUILDING CHARACTERISTICS

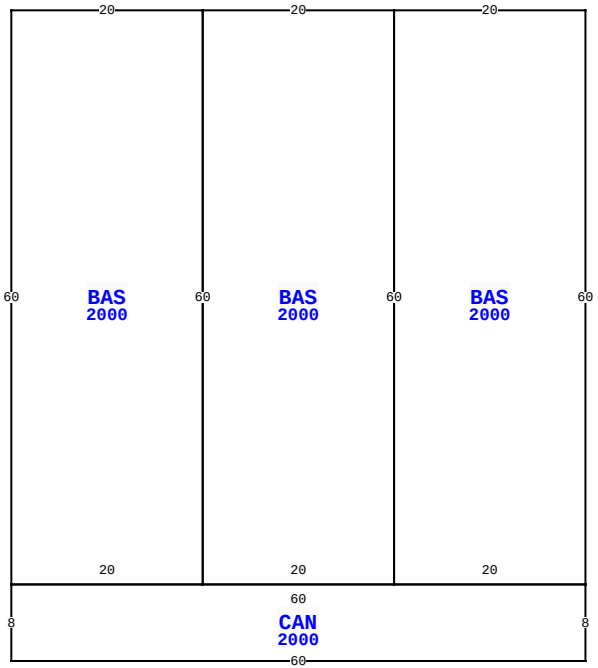
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		15 100
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	1,200	100	2000	1,200	121,597
BAS	1,200	100	2000	1,200	121,597
BAS	1,200	100	2000	1,200	121,597
CAN	480	30	2000	144	14,592
TOTALS	4,080			3,744	379,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,744	127.5923	133.33	499,188	2000	2000	0	0	0	24.00	76.00

4 NBHD SHOP – 0% - 0 Heated Area: 3600 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE	10/01/2024 KW	LGL DATE	04/25/2025 DC
XF DATE	05/02/2025 REA	LAND DATE	
INC DATE		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
34	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	2014	2014	3	60	1,584	
35	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
36	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
37	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2014	2014	3	71	277	
38	0443	STK FNC 6'	0	0	0	0	54.00	LF	10.00	10.00	100	2014	2014	3	60	324	
39	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2005	2005	3	22	68	
40	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2014	2014	3	72	5,940	
41	0351	CARPORT MT	0	0	26	26	676.00	SF	10.00	10.00	100	2018	2018	3	78	5,273	
42	0855	CONC PAVER	0	0	0	0	694.00	SF	10.00	10.00	100	2018	2018	3	97	6,732	
43	0446	BOX FNC 6'	0	0	0	0	43.00	LF	20.00	20.00	100	2018	2018	3	78	671	

TOTAL OB/XF 21,634

NASSAU COUNTY PROPERTY

PAGE 4 of 5 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,577,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,651,313
SOH/AGL Deduction	2,192,021
ASSESSED VALUE	3,459,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,459,292
TOTAL JUST VALUE	5,651,313
NCON VALUE	0
INCOME VALUE	5,651,313
PREVIOUS YEAR MKT VALUE	4,333,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24083	DEMOLITION	500	11/01/2010
B23670	DEMOLITION	500	06/01/2010
C22825	CO ISSUED	0	09/16/2009
B22825	REMODEL	1,500	09/01/2009
E22077	ELEC OTHER	150	09/01/2009
C21806	CO ISSUED	0	05/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=96030;ORIG=0,0] W20 S60 E20 N60 $
BAS=[YR=2000;LABEL=96032;ORIG=-20,0] W20 S60 E20 N60 $
BAS=[YR=2000;LABEL=96040;ORIG=-40,0] W20 S60 E20 N60 $
CAN=[YR=2000;ORIG=-60,60] S8 E60 N8 W60 $
.

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 10/01/2024 BY KW Total Acres: 0.00 Total Land Value: 1,073,749 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 1791/1808
& 1885/138 (EX UTIL ESMT IN

AMELIA STATE LLC/
9229 W SUNSET BLVD STE 311
WEST HOLLYWOOD, CA 90069

2025

25-2N-28-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

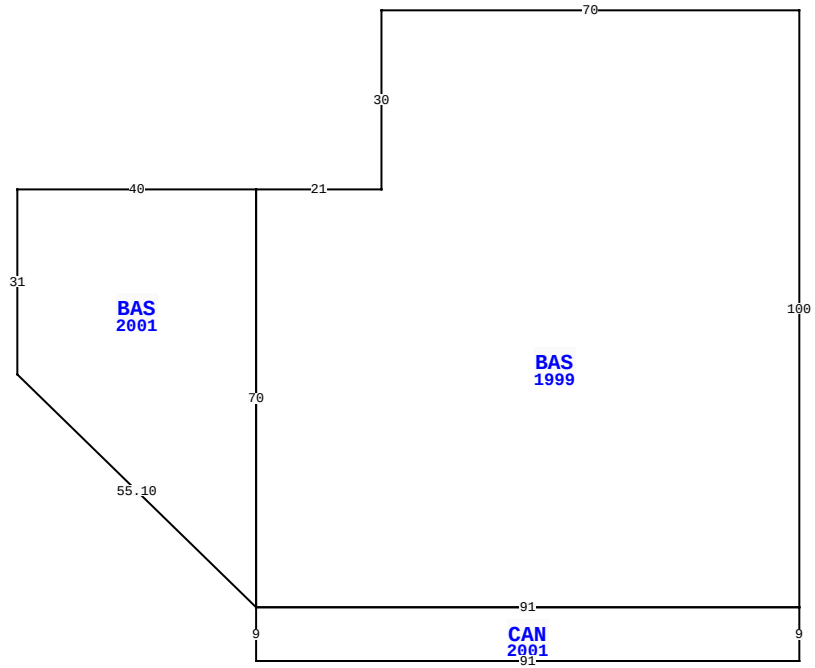
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		17 100
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	8,470	100	1999	8,470	661,854
BAS	2,020	100	2001	2,020	157,845
CAN	819	30	2001	246	19,223
TOTALS	11,309			10,736	838,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,736	106.8220	111.63	1,198,460	1999	1999	0	0	0	30.00	70.00

5 NBHD SHOP - 0% - 0 Heated Area: 10490 HX Base Yr



96016 LOFTON SQUARE CT, YULEE

BLD DATE		LGL DATE	
XF DATE	10/01/2024 KW	LAND DATE	04/25/2025 DC
INC DATE	05/02/2025 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,577,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	5,651,313
SOH/AGL Deduction	2,192,021
ASSESSED VALUE	3,459,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,459,292
TOTAL JUST VALUE	5,651,313
NCON VALUE	0
INCOME VALUE	5,651,313
PREVIOUS YEAR MKT VALUE	4,333,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922268	CO ISSUED	0	03/02/2009
E21564	ELEC OTHER	1,700	01/01/2009
E21565	ELEC OTHER	150	01/01/2009
B21806	REMODEL	300,000	08/01/2008
R11471	REPAIR/RRF	27,850	08/01/2008
B21122	DEMOLITION	1,400	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1808	5/03/2012	WD	U	I	38	2,200,000
GRANTOR: CRM FLORIDA PROPERTIE						
GRANTEE: AMELIA STATE LLC						
1750/0474	8/08/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRM FLORIDA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;LABEL=96016 + 96026;ORIG=0,0] W70 S30 W21 S70 E91 N100 $
BAS=[YR=2001;LABEL=96028;ORIG=-91,30] W40 S31 D39R40 N70 $
CAN=[YR=2001;ORIG=-91,100] S9 E91 N9 W91 $
.

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

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