PT W1/4 OF NW1/4 SEC 25-2N-28E
& PT FRAC SEC 1-2N-27E PT
OR 1723/963 BEING EXHIBIT B-1

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

2025

25-2N-28-0000-0002-1020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

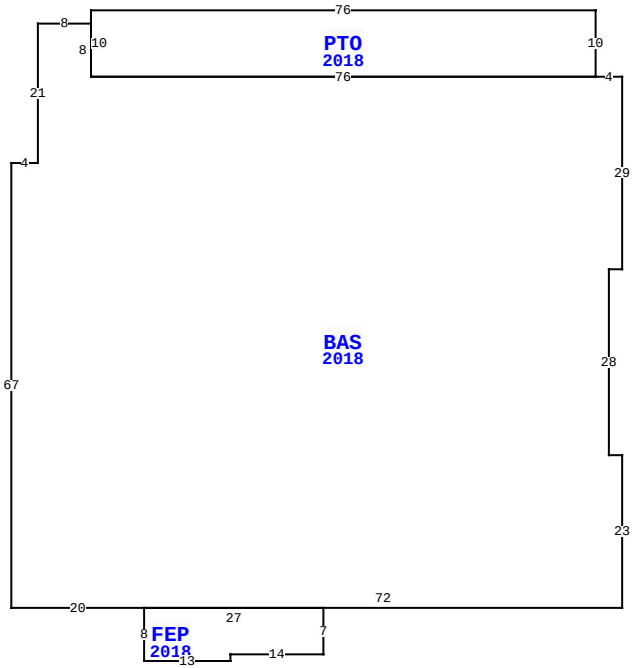
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	08	CLAY TILE 20
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	07	CORK/VTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
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	7,316	100	2018	7,316	1,262,826
FEP	202	80	2018	162	27,963
PTO	760	5	2018	38	6,559
TOTALS	8,278			7,516	1,297,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	7,516	105.6090	177.95	1,337,472	2018	2018	0	0	0	3.00	97.00

1 RSTARANT 1 – 0% - 0 Heated Area: 7478 HX Base Yr



96150 DAVID HALLMAN PKWY, YULEE

BLD DATE	12/10/2019 KK	LGL DATE	
XF DATE	12/10/2019 KK	LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,297,348
TOTAL MARKET OB/XF VALUE	171,153
TOTAL LAND VALUE - MARKET	486,654
TOTAL MARKET VALUE	1,955,155
SOH/AGL Deduction	397,766
ASSESSED VALUE	1,557,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,557,389
TOTAL JUST VALUE	1,955,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,906,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000240	XFOB-AWNINGS	8,460	07/12/2019
17005190	NEW CONSTR	1,181,612	06/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0197	3/22/2006	WD	U	V	19	933,900

GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 PTO=[YR=2018] N10 W76 S10 E76$ W76 N8 W8 S21 W4 S67 E20 FEP=[YR=2018] S8 E13 N1 E14 N7 W27$ E72 N23 W2 N28 E2 N29$.

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	0803	ASPHALT C	0	0	0	0	29,865.00	SF	2.00	2.00	100	2018	2018	3	80	47,784	
2	0400	CONC CURB	0	0	0	0	1,372.00	LF	15.00	15.00	100	2018	2018	3	98	20,168	
3	0812	CONCRETE C	0	0	0	0	1,433.00	SF	4.00	4.00	100	2018	2018	3	97	5,560	
4	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	2018	2018	3	98	392	
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2018	2018	3	78	936	
6	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	2018	2018	3	97	1,311	
7	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	2018	2018	3	97	404	
8	1123	CB 8"	0	0	0	0	412.00	SF	6.15	6.15	100	2018	2018	3	97	2,458	
9	0810	CONCRETE A	0	0	24	17	408.00	SF	6.50	6.50	100	2018	2018	3	97	2,572	
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	92	13,966	

TOTAL OB/XF 95,551

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	002100	C	RESTAURANT	0		PUD	0.00	0.00	57,935.00	SF		1.00	1.00	0.70	12.00	8.40	486,654							

REVIEW DATE 12/10/2019 BY KK Total Acres: 0.00 Total Land Value: 486,654 Market: 0 Agricultural: 0 Common: 486,654 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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BLD DATE	12/10/2019	KK	LGL DATE
XF DATE	12/10/2019	KK	LAND DATE 04/25/2025 DC
INC DATE			AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

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	0966	FIRE SPRNK	0	0	0	0	7,316.00	SF	3.00	3.00	100	2018	2018	3	97	21,290	
12	0142	BAR TOP A	0	0	0	0	85.00	LF	165.00	165.00	100	2018	2018	3	78	10,940	
13	0964	HALON SYST	0	0	22	4	88.00	SF	50.00	50.00	100	2018	2018	3	97	4,268	
14	0381	COOLER	0	0	21	9	189.00	SF	82.50	82.50	100	2018	2018	3	90	14,033	
15	0383	FREEZER	0	0	9	9	81.00	SF	105.00	105.00	100	2018	2018	3	90	7,655	
16	0381	COOLER	0	0	22	9	198.00	SF	82.50	82.50	100	2018	2018	3	90	14,702	
17	0097	AWNING CN	0	0	0	0	48.00	SF	65.00	65.00	100	2019	2019	3	87	2,714	

LAND DESCRIPTION

TOTAL OB/XF 75,602

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 12/10/2019 BY KK Total Acres: 0.00 Total Land Value: 486,654 Market: 0 Agricultural: 0 Common: 486,654 PRINTED 07/30/2025 BY SYS