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-28-0000-0002-1030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COMMERCE BLVD, YULEE

BLD DATE		LGL DATE	04/25/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	718,740
TOTAL MARKET VALUE	718,740
SOH/AGL Deduction	227,664
ASSESSED VALUE	491,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,076
TOTAL JUST VALUE	718,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	670,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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
1	001000	C	COMMERCIAL	0		PUD	0.00	0.00	47,916.00	SF		1.00	1.00	1.00	15.00	15.00	718,740							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 718,740 Market: 0 Agricultural: 0 Common: 718,740 PRINTED 07/30/2025 BY SYS