

PT W1/2 OF SEC 25-2N-28E
PT OR 1771/523 BEING
"OUTPARCEL 7"

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

2025

25-2N-28-0000-0002-1080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,660	100	2016	2,660	302,963
BAS	2,880	100	2016	2,880	328,020
BAS	1,428	100	2017	1,428	162,643
BAS	1,190	100	2018	1,190	135,536
BAS	2,448	100	2018	2,448	278,817
BAS	1,270	100	2020	1,270	144,648
FST	42	50	2018	21	2,392
TOTALS	11,918			11,897	1,355,021

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	35,871.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	2,082.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	5,705.00	SF	4.00
4	0097	AWNING CN	0	0	0	0	207.00	SF	65.00
5	4950	BOLLARD	0	0	0	0	5.00	UT	100.00
6	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00
8	1127	BRICK 8"	0	0	0	0	28.00	SF	11.00
9	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00
10	1126	CB/STC 8"	0	0	0	0	28.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	77,537.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	11,897	118.4722	123.80	1,472,849	2016	2016	0	0	8.00	92.00
1 NBHD SHOP - 0% - 0											
Heated Area: 11876											
HX Base Yr											
TOTALS 11,918											

463909 SR 200, YULEE				XF DATE	05/22/2020		KK	LAND DATE		04/25/2025		DC
				INC DATE				AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
35,871.00	SF	2.00	2.00	100	2016	2016	3	76	54,524			
2,082.00	LF	15.00	15.00	100	2016	2016	3	97	30,293			
5,705.00	SF	4.00	4.00	100	2016	2016	3	95	21,679			
207.00	SF	65.00	65.00	100	2016	2016	3	78	10,495			
5.00	UT	100.00	100.00	100	2016	2016	3	100	500			
6.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	13,510			
3.00	UT	500.00	500.00	100	2016	2016	3	89	1,335			
28.00	SF	11.00	11.00	100	2016	2016	3	99	305			
24.00	SF	11.00	11.00	100	2016	2016	3	99	261			
28.00	SF	8.00	8.00	100	2016	2016	3	95	213			

TOTAL OB/XF											
133,115											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	77,537.00	SF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,355,021	
TOTAL MARKET OB/XF VALUE		183,219	
TOTAL LAND VALUE - MARKET		1,240,592	
TOTAL MARKET VALUE		2,778,832	
SOH/AGL Deduction		351,571	
ASSESSED VALUE		2,427,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,427,261	
TOTAL JUST VALUE		2,778,832	
NCON VALUE		0	
INCOME VALUE		2,952,855	
PREVIOUS YEAR MKT VALUE		2,745,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009737	REMODEL-MARCO'S P	86,234	12/17/2019
19006752	REMODEL-MARCO'S P	15,250	09/19/2019
18008636	XFOB - AWNINGS	10,833	11/13/2018
18005543	COOKIE CUTTERS	208,594	08/07/2018
18003040	BLD OUT-COMM 1ST	477,380	06/13/2018
18000794	REMODEL	34,000	01/04/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1475/0580	1/25/2007	WD	Q	V	01	2,850,000	
GRANTOR: NASSAU HOLDING CO							
GRANTEE: VILLIAGES OF AMELIA							
1475/0555	1/25/2007	WD	U	V	11	100	
GRANTOR: CHESTER INDUSTRIAL LL							
GRANTEE: VILLIAGES OF AMELIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W34 BAS=[YR=2020] W5 S1 W13 BAS=[YR=2018] W17 BAS=[YR=2017] W14 FST=[YR=2018] W7 BAS=[YR=2016] W38 BAS=[YR=2016] N1 W40 S72 E40 N71\$ S70 E38 N70\$ S6 E7 N6\$ S6 W7 S64 E21 N70\$ S70 E17 N70\$ S70 E13 S1 E5 N72\$ S72 E34 N72\$.									

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1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

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REVIEW DATE 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 1,240,592 Market: 0 Agricultural: 0 Common: 1,240,592 PRINTED 07/30/2025 BY SYS