PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

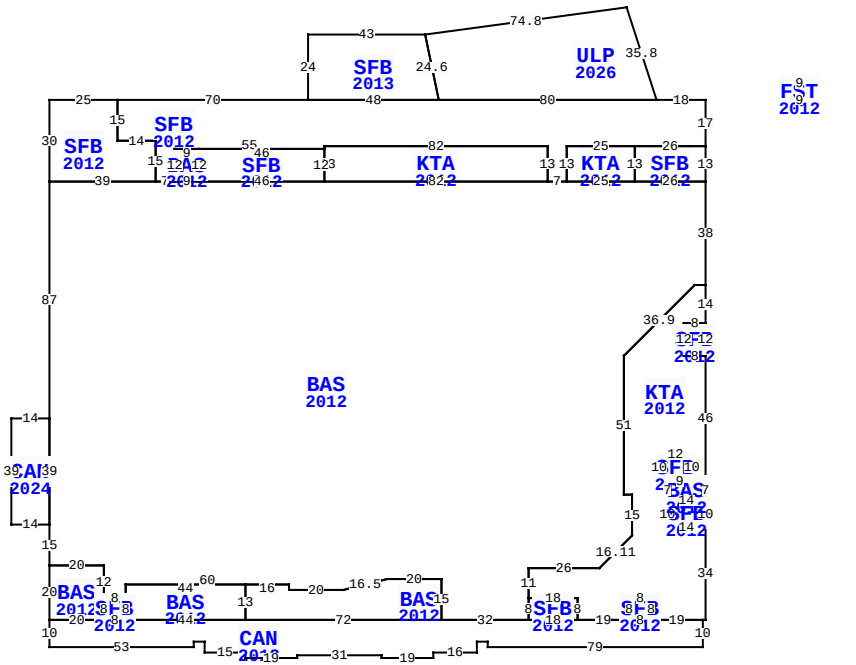
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 08 | DECORATIVE 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 10 | TERRAZZO 40 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 38 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 14 100 |
| 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 | 98 | 100 | 2012 | 98 | 9,446 |
| BAS | 108 | 100 | 2012 | 108 | 10,410 |
| BAS | 400 | 100 | 2012 | 400 | 38,554 |
| BAS | 572 | 100 | 2012 | 572 | 55,133 |
| BAS | 936 | 100 | 2012 | 936 | 90,217 |
| BAS | 32,821 | 100 | 2012 | 32,821 | 3,163,488 |
| CAN | 2,691 | 30 | 2012 | 807 | 77,784 |
| CAN | 546 | 30 | 2024 | 164 | 15,808 |
| FST | 54 | 50 | 2012 | 27 | 2,602 |
| KTA | 325 | 110 | 2012 | 358 | 34,506 |
| TOTALS | 52,687 | | | 47,447 | 4,573,231 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1401 | 04 | 47,447 | 128.7210 | 158.01 | 7,497,100 | 2012 | 2014 | 10 | 0 | 0 | 29.00 | 61.00 |

1 SUPER MRKT – 0% - 0 Heated Area: 45633 HX Base Yr




** This building has 24 Sub-Areas

463855 SR 200, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/02/2024 | KW | LGL DATE | 04/25/2025 | DC |
| XF DATE | 05/13/2025 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0964 | HALON SYST | 1 | 0 | 11 | 5 | 55.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 92 | 2,530 | |
| 2 | 0964 | HALON SYST | 1 | 0 | 8 | 4 | 32.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 92 | 1,472 | |
| 3 | 0964 | HALON SYST | 1 | 0 | 5 | 4 | 20.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 92 | 920 | |
| 4 | 4950 | BOLLARD | 1 | 0 | 0 | 0 | 15.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |
| 5 | 4950 | BOLLARD | 1 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 6 | 0090 | AUTO DOOR | 1 | 0 | 0 | 0 | 4.00 | UT | 2,500.00 | 2,500.00 | 100 | 2012 | 2012 | 3 | 50 | 5,000 | |
| 7 | 0400 | CONC CURB | 1 | 0 | 0 | 0 | 2,912.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 41,059 | |
| 8 | 0810 | CONCRETE A | 1 | 0 | 94 | 3 | 282.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,686 | |
| 9 | 0812 | CONCRETE C | 1 | 0 | 0 | 0 | 1,990.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 92 | 7,323 | |
| 10 | 0803 | ASPHALT C | 1 | 0 | 0 | 0 | 144,982.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 197,176 | |

TOTAL OB/XF 258,966

## 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 | 0003 | PUD | 0.00 | 0.00 | 381,150.00 | SF | | 1.00 | 1.00 | 1.00 | 8.50 | 8.50 | 3,239,775 | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SU240001324 | INTERNALLY ILLUMI | 6,000 | 02/02/2024 |
| 22013550 | INTR REMODEL | 870,000 | 09/06/2022 |
| 20001512 | BUILD OUT | 189,726 | 03/18/2020 |
| 19005897 | XFOB-ENCL LOAD DO | 150,000 | 08/07/2019 |
| E1528999 | CRICKET SIGN | 0 | 03/01/2015 |
| C1428507 | EYE ENVY | 47,000 | 06/13/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=-241,30] S87 S39 S15 E20 S12 E8 N5 E60 S2 E20 U4R16 E20 S15 E32 N8 N11 E26 U12R12 N15 W3 N51 U26R26 E4 N38 W26 W25 W7 W82 W46 W9 W7 W39 $
SFB=[YR=2012;ORIG=0,0] W18 W80 W48 W70 S15 E14 S15 E7 N12 E55 N1 E82 S13 E7 N13 E25 E26 N17 $
KTA=[YR=2012;ORIG=-1,191] E1 N34 W14 N10 N7 W3 N10 E12 S10 E5 N46 W8 N12 E8 N14 W4 D26L26 S51 E3 S15 D12L12 W26 S11 E18 S8 E19 N8 E8 S8 E19 $
CAN=[YR=2012;ORIG=-241,191] S10 E53 N2 E4 S4 E15 S2 E19 N1 E31 S1 E19 N2 E16 N4 E4 S2 E79 N10 W19 W8 W19 W18 W32 W72 W44 W8 W20 $
SFB=[YR=2013;ORIG=-98,0] U24L5 W43 S24 E48 $

REVIEW DATE 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## 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 | 13 | LVT/LAMNT 80 |
| Interior Floo | 03 | CONC FINSH 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 38 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 21 100 |
| RMS | | 16 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | UN | UNKNOWN 100 |
| Quality | 04 | Quality Level 04 |

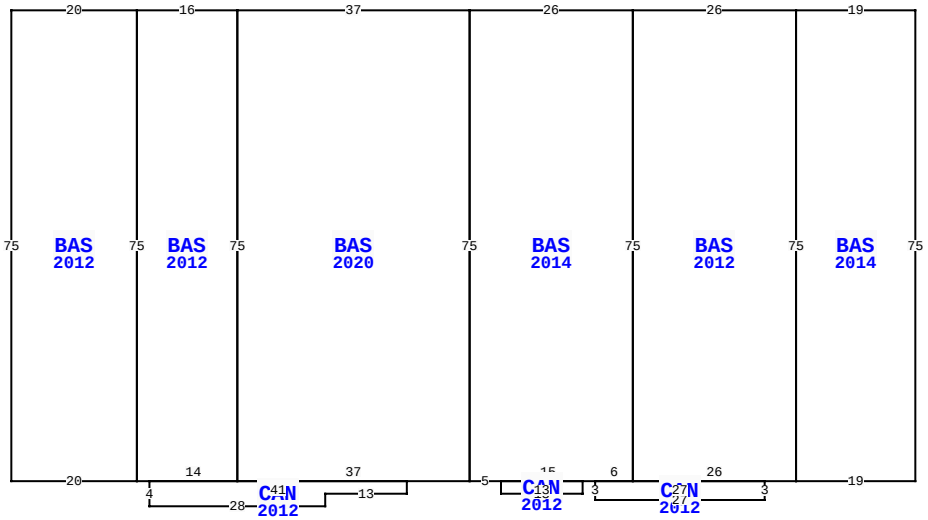
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | 2012 | 1,200 | 57,063 |
| BAS | 1,500 | 100 | 2012 | 1,500 | 71,329 |
| BAS | 1,950 | 100 | 2012 | 1,950 | 92,727 |
| BAS | 1,425 | 100 | 2014 | 1,425 | 67,762 |
| BAS | 1,950 | 100 | 2014 | 1,950 | 92,727 |
| BAS | 2,775 | 100 | 2020 | 2,775 | 131,958 |
| CAN | 26 | 30 | 2012 | 8 | 380 |
| CAN | 81 | 30 | 2012 | 24 | 1,141 |
| CAN | 138 | 30 | 2012 | 41 | 1,950 |
| TOTALS | 11,045 | | | 10,873 | 517,037 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 10,873 | 126.0031 | 139.86 | 1,520,698 | 2012 | 2012 | 30 | 0 | 0 | 36.00 | 34.00 |

2 COMNTYSHOP - 0% - 0 Heated Area: 10800 HX Base Yr




463855 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 16.00 | UT | 2,530.00 | 2,530.00 | 100 | 2012 | 2012 | 3 | 81 | 32,789 | |
| 12 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 19.00 | UT | 500.00 | 500.00 | 100 | 2012 | 2012 | 3 | 81 | 7,695 | |
| 13 | 0812 | CONCRETE C | 1 | 0 | 0 | 0 | 2,149.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 92 | 7,908 | |
| 14 | 0810 | CONCRETE A | 1 | 0 | 0 | 0 | 100.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 598 | |
| 15 | 0850 | PEBBLE WLK | 1 | 0 | 16 | 7 | 112.00 | SF | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 92 | 361 | |
| 16 | 0855 | CONC PAVER | 2 | 0 | 0 | 0 | 400.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 92 | 3,680 | |
| 17 | 0097 | AWNING CN | 2 | 0 | 0 | 0 | 50.00 | SF | 65.00 | 65.00 | 100 | 2012 | 2012 | 3 | 64 | 2,080 | |
| 18 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 6.00 | UT | 1,012.00 | 1,012.00 | 100 | 2012 | 2012 | 3 | 81 | 4,918 | |
| 19 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 632.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 8,911 | |
| 21 | 0976 | DECORATIVE | 1 | 0 | 0 | 0 | 14.00 | UT | 125.00 | 125.00 | 100 | 2012 | 2012 | 3 | 81 | 1,418 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1327818 | GREAT CLIPS | 0 | 05/09/2014 |
| E1427495 | EYE ENVY | 0 | 04/01/2014 |
| B1428507 | EYE ENVY | 47,000 | 03/01/2014 |
| E1427405 | GREAT CLIPS | 0 | 03/01/2014 |
| E1427427 | EYE ENVY | 0 | 03/01/2014 |
| E1427435 | GREAT CLIPS | 0 | 03/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W19 BAS=[YR=2012] W26 BAS=[YR=2014] W26 BAS=[YR=2020] W37 BAS=[YR=2012] W16 BAS=[YR=2012] W20 S75 E20 N75$ S75 E2 CAN=[YR=2012] S4 E28 N2 E13 N2 W41$ E14 N75$ S75 E37 N75$ S75 E5 CAN=[YR=2012] S2 E13 N2 W13$ E15 CAN=[YR=2012] S3 E27 N3 W27$ E6 N75$ S75 E26 N75$ S75 E19 N75$.

## LAND DESCRIPTION

TOTAL OB/XF 70,358

| 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

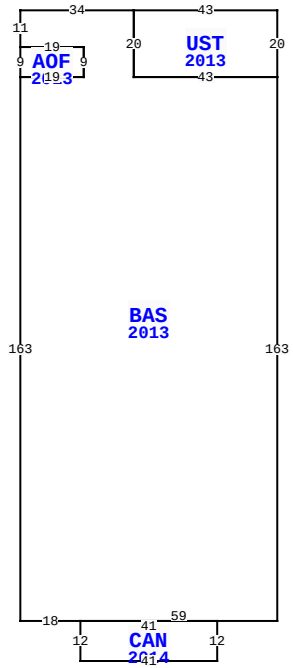
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 171 | 100 | 2013 | 171 | 8,279 |
| BAS | 13,060 | 100 | 2013 | 13,060 | 632,311 |
| CAN | 492 | 30 | 2014 | 148 | 7,166 |
| UST | 860 | 40 | 2013 | 344 | 16,655 |
| TOTALS | 14,583 | | | 13,723 | 664,410 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1601 | 04 | 13,723 | 114.7854 | 127.41 | 1,748,447 | 2013 | 2013 | 30 | 0 | 0 | 32.00 | 38.00 |

3 COMNTYSHOP - 0% - 0 Heated Area: 13231 HX Base Yr




463855 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P1417274 | GREAT CLIPS | 0 | 03/01/2014 |
| P1417289 | EYE ENVY | 0 | 03/01/2014 |
| B1328150 | EYE ENVY OPTICAL | 18,500 | 12/01/2013 |
| E1325918 | JOANNE FABRIC ELE | 143,300 | 02/01/2013 |
| M1317952 | JOANNE FABRIC HVA | 0 | 02/01/2013 |
| E1325867 | BARBARITO'S ELECT | 0 | 02/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UST=[YR=2013] W43 BAS=[YR=2013] W34 S11 AOF=[YR=2013] S9 E19 N9 W19$ E19 S9 W19 S163 E18 CAN=[YR=2014] S12 E41 N12 W41$ E59 N163 W43 N20$ S20 E43 N20$.

### 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 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 315.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 92 | 1,782 | |
| 23 | 0810 | CONCRETE A | 0 | 0 | 21 | 11 | 231.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,381 | |
| 24 | 4950 | BOLLARD | 2 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |
| 25 | 0427 | CL FNC 10' | 0 | 0 | 0 | 0 | 52.00 | LF | 13.51 | 13.51 | 100 | 2012 | 2012 | 3 | 81 | 569 | |
| 27 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 128.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 765 | |
| 28 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 40.00 | LF | 10.65 | 10.65 | 100 | 2012 | 2012 | 3 | 81 | 345 | |
| 29 | 0810 | CONCRETE A | 0 | 0 | 16 | 12 | 192.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,148 | |
| 30 | 0810 | CONCRETE A | 0 | 0 | 22 | 5 | 110.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 658 | |
| 31 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 32 | 0819 | CONC 12" | 0 | 0 | 5 | 5 | 25.00 | SF | 9.50 | 9.50 | 100 | 2012 | 2012 | 3 | 92 | 219 | |

TOTAL OB/XF 7,567

### 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 8 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327818 | BLD OUT GREAT CLI | 34,000 | 01/01/2013 |
| M1217677 | H/AC | 0 | 10/01/2012 |
| M1217679 | MECH OTHER | 13,995 | 10/01/2012 |
| B1226292 | BARBARITOS | 41,000 | 08/01/2012 |
| E25370 | NEW CONSTR | 0 | 08/01/2012 |
| E25279 | ELEC OTHER | 0 | 08/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 33 | 0400 | CONC CURB | 1 | 0 | 0 | 0 | 89.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 1,255 | |
| 34 | 0819 | CONC 12" | 0 | 0 | 36 | 10 | 360.00 | SF | 9.50 | 9.50 | 100 | 2012 | 2012 | 3 | 92 | 3,146 | |
| 35 | 0418 | EXHST FAN | 2 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2012 | 2012 | 3 | 50 | 200 | |
| 36 | 0810 | CONCRETE A | 2 | 0 | 0 | 0 | 241.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,441 | |
| 37 | 1123 | CB 8" | 2 | 0 | 0 | 0 | 315.00 | SF | 6.15 | 6.15 | 100 | 2012 | 2012 | 3 | 92 | 1,782 | |
| 38 | 0400 | CONC CURB | 2 | 0 | 0 | 0 | 156.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 2,200 | |
| 39 | 0810 | CONCRETE A | 2 | 0 | 22 | 10 | 220.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 1,316 | |
| 40 | 4950 | BOLLARD | 2 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |
| 41 | 0850 | PEBBLE WLK | 1 | 0 | 0 | 0 | 490.00 | SF | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 92 | 1,578 | |
| 42 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 10.00 | UT | 2,530.00 | 2,530.00 | 100 | 2012 | 2012 | 3 | 81 | 20,493 | |

TOTAL OB/XF 34,011

## 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

## NASSAU COUNTY PROPERTY

PAGE 5 of 8 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M17506 | H/AC | 0 | 08/01/2012 |
| M17528 | H/AC | 0 | 08/01/2012 |
| P16066 | NEW CONSTR | 0 | 08/01/2012 |
| P16067 | NEW CONSTR | 0 | 08/01/2012 |
| B26292 | NEW CONSTR | 41,000 | 08/01/2012 |
| B26335 | REMODEL | 125,000 | 08/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 16.00 | UT | 500.00 | 500.00 | 100 | 2012 | 2012 | 3 | 81 | 6,480 | |
| 44 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 1,012.00 | 1,012.00 | 100 | 2012 | 2012 | 3 | 81 | 3,279 | |
| 45 | 0801 | ASPHALT A | 0 | 0 | 34 | 10 | 340.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 68 | 694 | |
| 46 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 2,072.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 2,818 | |
| 47 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 43,446.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 59,087 | |
| 48 | 0803 | ASPHALT C | 3 | 0 | 0 | 0 | 5,336.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 7,257 | |
| 49 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 346.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 2,069 | |
| 50 | 0810 | CONCRETE A | 0 | 0 | 13 | 5 | 65.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 389 | |
| 51 | 0803 | ASPHALT C | 1 | 0 | 0 | 0 | 7,532.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 10,244 | |
| 52 | 0400 | CONC CURB | 1 | 0 | 0 | 0 | 248.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 3,497 | |

TOTAL OB/XF 95,814

## 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

## NASSAU COUNTY PROPERTY

PAGE 6 of 8 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25925 | CO ISSUED | 0 | 07/02/2012 |
| B25085 | CO ISSUED | 0 | 06/14/2012 |
| B26147 | NEW CONSTR | 48,000 | 06/01/2012 |
| M1217173 | VIVA WIRELESS | 0 | 05/01/2012 |
| E25017 | ELEC OTHER | 0 | 05/01/2012 |
| M17173 | H/AC | 0 | 05/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 53 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 9.00 | UT | 25.00 | 25.00 | 100 | 2012 | 2012 | 3 | 94 | 212 | |
| 54 | 0966 | FIRE SPRNK | 1 | 0 | 0 | 0 | 46,308.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 92 | 127,810 | |
| 55 | 0381 | COOLER | 2 | 0 | 8 | 10 | 80.00 | SF | 82.50 | 82.50 | 100 | 2012 | 2012 | 3 | 68 | 4,488 | |
| 56 | 0964 | HALON SYST | 2 | 0 | 7 | 4 | 28.00 | SF | 50.00 | 50.00 | 100 | 2012 | 2012 | 3 | 92 | 1,288 | |
| 57 | 0966 | FIRE SPRNK | 2 | 0 | 0 | 0 | 3,973.00 | SF | 3.00 | 3.00 | 100 | 2012 | 2012 | 3 | 92 | 10,965 | |
| 58 | 0510 | GARAGE WD- | 1 | 0 | 50 | 8 | 400.00 | SF | 35.00 | 35.00 | 100 | 2012 | 2012 | 3 | 64 | 8,960 | |
| 59 | 0810 | CONCRETE A | 0 | 0 | 30 | 4 | 120.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 718 | |
| 60 | 2021 | BANK WINDW | 1 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2012 | 2012 | 3 | 98 | 5,880 | |
| 61 | 0810 | CONCRETE A | 0 | 0 | 20 | 18 | 360.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 2,153 | |
| 62 | 0810 | CONCRETE A | 0 | 0 | 12 | 8 | 96.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 574 | |

TOTAL OB/XF 163,048

## 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

## NASSAU COUNTY PROPERTY

PAGE 7 of 8 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P15858 | NEW CONSTR | 0 | 04/01/2012 |
| B25925 | NEW CONSTR | 22,000 | 04/01/2012 |
| C24964 | CO ISSUED | 0 | 02/17/2012 |
| E24785 | ELEC OTHER | 0 | 02/01/2012 |
| E24511 | REMODEL | 0 | 01/01/2012 |
| E25504 | REMODEL | 0 | 01/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 63 | 0803 | ASPHALT C | 1 | 0 | 0 | 0 | 6,742.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 9,169 | |
| 64 | 0400 | CONC CURB | 1 | 0 | 0 | 0 | 543.00 | LF | 7.50 | 7.50 | 100 | 2012 | 2012 | 3 | 94 | 3,828 | |
| 65 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 8.00 | UT | 1,265.00 | 1,265.00 | 100 | 2012 | 2012 | 3 | 81 | 8,197 | |
| 66 | 0803 | ASPHALT C | 1 | 0 | 0 | 0 | 6,881.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 68 | 9,358 | |
| 67 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 472.00 | LF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 93 | 6,584 | |
| 68 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 9.00 | UT | 1,265.00 | 1,265.00 | 100 | 2012 | 2012 | 3 | 81 | 9,222 | |
| 69 | 0400 | CONC CURB | 3 | 0 | 0 | 0 | 471.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 6,641 | |
| 70 | 0812 | CONCRETE C | 2 | 0 | 0 | 0 | 2,682.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 92 | 9,870 | |
| 71 | 0811 | CONCRETE B | 3 | 0 | 0 | 0 | 535.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 2,587 | |
| 72 | 0812 | CONCRETE C | 3 | 0 | 0 | 0 | 1,241.00 | SF | 4.00 | 4.00 | 100 | 2013 | 2013 | 3 | 93 | 4,617 | |

TOTAL OB/XF 70,073

## 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

**2025**

**25-2N-28-0000-0002-1150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

## NASSAU COUNTY PROPERTY

PAGE 8 of 8 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 9,952,676 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 9,952,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,952,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,952,676 |
| TOTAL JUST VALUE | 9,952,676 |
| NCON VALUE | 0 |
| INCOME VALUE | 9,952,676 |
| PREVIOUS YEAR MKT VALUE | 10,073,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E24602 | REMODEL | 0 | 01/01/2012 |
| E24605 | REMODEL | 0 | 01/01/2012 |
| P15584 | NEW CONSTR | 0 | 01/01/2012 |
| E24213 | NEW CONSTR | 0 | 12/01/2011 |
| R12793 | REPAIR/RRF | 10,800 | 12/01/2011 |
| M16644 | H/AC | 0 | 11/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0631 | 6/07/2018 | SW | Q | I | 05 | 26,152,500 |
| GRANTOR: PX AMELIA LP | | | | | | |
| GRANTEE: NNN YULEE FL OWNER | | | | | | |
| 1865/0383 | 6/27/2013 | SW | Q | I | 05 | 20,905,300 |
| GRANTOR: VILLAGES OF AMELIA LL | | | | | | |
| GRANTEE: PX AMELIA LP | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 10/02/2024 KW | LAND DATE | 04/25/2025 DC |
| INC DATE | 05/13/2025 REA | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 73 | 4950 | BOLLARD | 3 | 0 | 0 | 0 | 7.00 | UT | 100.00 | 100.00 | 100 | 2013 | 2013 | 3 | 100 | 700 | |
| 75 | 0090 | AUTO DOOR | 3 | 0 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 2013 | 2013 | 3 | 55 | 2,750 | |
| 78 | 0966 | FIRE SPRNK | 3 | 0 | 0 | 0 | 14,091.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 93 | 39,314 | |
| 79 | 0418 | EXHST FAN | 1 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 2012 | 2012 | 3 | 50 | 400 | |
| 80 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 38.00 | LF | 20.00 | 20.00 | 100 | 2019 | 2019 | 3 | 94 | 714 | |
| 81 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 94 | 564 | |
| 82 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 83 | 6002 | EL ROLL DR | 1 | 0 | 0 | 0 | 2.00 | UT | 900.00 | 900.00 | 100 | 2019 | 2019 | 3 | 82 | 1,476 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,318

| 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 10/02/2024 BY KW Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS