

PT SW1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 2209/631
BEING "SHOPPING CENTER OPTION

NNN YULEE FL OWNER LP/
420 S ORANGE AVE STE #400
ORLANDO, FL 32801

2025

25-2N-28-0000-0002-1180



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	02 CORK/VTILE 100
Ceiling	07 F.NOT SUS 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	05 STEEL 100
Story Height	20 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

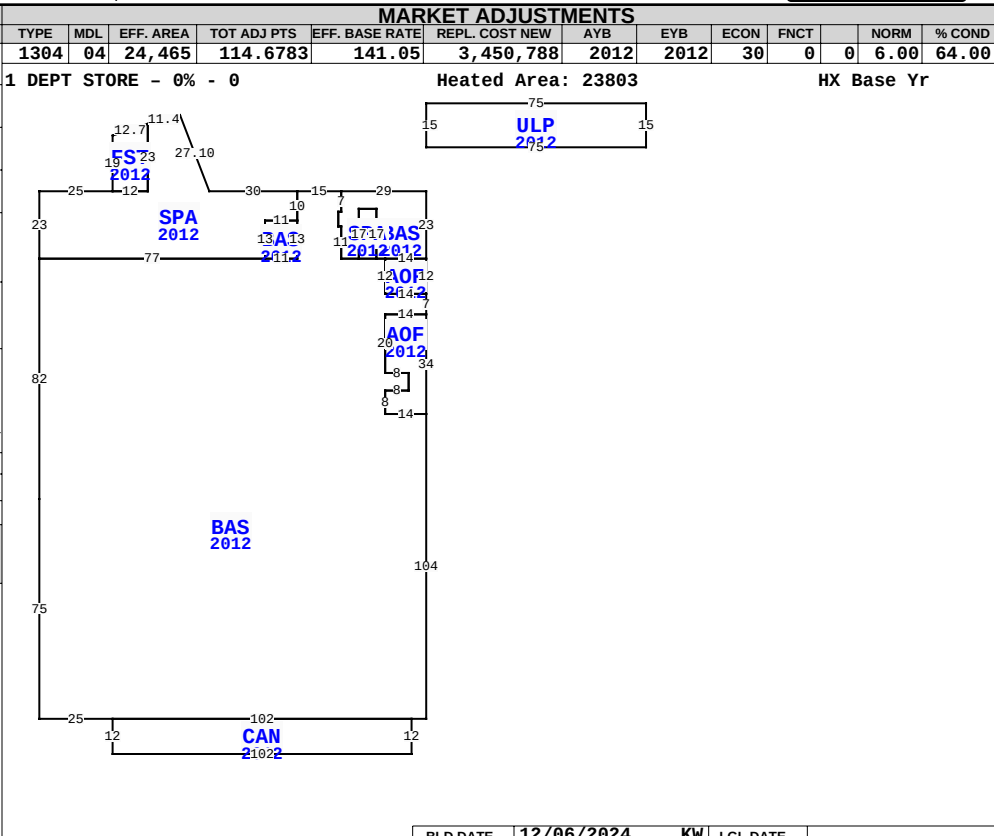
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	100	2012	168	15,165
AOF	428	100	2012	428	38,636
BAS	143	100	2012	143	12,909
BAS	570	100	2012	570	51,455
BAS	20,468	100	2012	20,468	1,847,687
CAN	1,224	30	2012	367	33,130
FST	252	50	2012	126	11,374
SPA	102	85	2012	87	7,853
SPA	2,281	85	2012	1,939	175,037
ULP	1,125	15	2012	169	15,256
TOTALS	26,761			24,465	2,088,504

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
1	0803	ASPHALT C	0	0	0	0	54,780.00	SF	2.00	2.00	10	2012	2012	3	10	10,956	
2	0812	CONCRETE C	0	0	0	0	1,404.00	SF	4.00	4.00	10	2012	2012	3	10	562	
3	0400	CONC CURB	0	0	0	0	132.00	LF	15.00	15.00	10	2012	2012	3	10	198	
4	0812	CONCRETE C	0	0	300	6	1,800.00	SF	4.00	4.00	10	2012	2012	3	10	720	
5	0400	CONC CURB	0	0	0	0	1,055.00	LF	15.00	15.00	10	2012	2012	3	10	1,583	
6	0090	AUTO DOOR	0	0	0	0	4.00	UT	2,500.00	2,500.00	100	2012	2012	3	50	5,000	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2012	2012	3	81	6,148	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2012	2012	3	81	1,620	
9	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2012	2012	3	50	600	
10	0803	ASPHALT C	0	0	0	0	15,236.00	SF	2.00	2.00	100	2012	2012	3	68	20,721	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001600	C	SH CTR COM	0	000



BLD DATE	12/06/2024	KW	LGL DATE
XF DATE	12/06/2024	KW	LAND DATE
INC DATE	05/13/2025	REA	AG DATE

TOTAL OB/XF																	48,108
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,924,354	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,924,354	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,924,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,924,354	
TOTAL JUST VALUE		3,924,354	
NCON VALUE		0	
INCOME VALUE		3,924,354	
PREVIOUS YEAR MKT VALUE		3,683,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011422	COMM BUILD OUT CO	200,000	10/08/2024
22017069	BUILD OUT- CLAIRE	235,551	11/16/2022
21010273	BLD OUT - SUITE 9	201,795	08/05/2021
21004632	REMODEL	7,000	04/14/2021
E1225180	TJ MAXX ELECTRIAL	0	06/01/2012
E1224506	TJ MAXX WIRING SI	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						

BUILDING NOTES	
BAS=[YR=2012;LABEL=463899SR200;ORIG=-29,0] W15 S10 S13 W11 W77 S82 S75 E25 E102 E5 N104 W14 N8 E8 N6 W8 N20 E14 N7 W14 N12 W3 W6 W6 N11 W1 N5 E1 N7 \$ SPA=[YR=2012;ORIG=-44,0] W30 U26L10 D3L11 S23 W12 W25 S23 E77 N13 E11 N10 \$ CAN=[YR=2012;ORIG=-107,180] S12 E102 N12 W102 \$ ULP=[YR=2012;ORIG=0,-30] E75 S15 W75 N15 \$ BAS=[YR=2012;ORIG=0,0] W29 S7 W1 S5 E1 S11 E6 N17 E6 S17 E3 E14 N23 \$ AOF=[YR=2012;ORIG=0,76] N34 W14 S20 E8 S6 W8 S8 E14 \$ FST=[YR=2012;ORIG=-95,-23] D4L12 S19 E12 N23 \$ AOF=[YR=2012;ORIG=0,35] N12 W14 S12 E14 \$	

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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										4								
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
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