

PT W1/2 OF SEC 25-2N-28E
PT OF "REMANIDER LAND PARCEL B"
PT OR 2209/631 BEING

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

2025

25-2N-28-0000-0002-1190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	05	STEEL 100
Common Wall	26	100
Story Height	22	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
Occupancy	UN	UNKNOWN 100

Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING

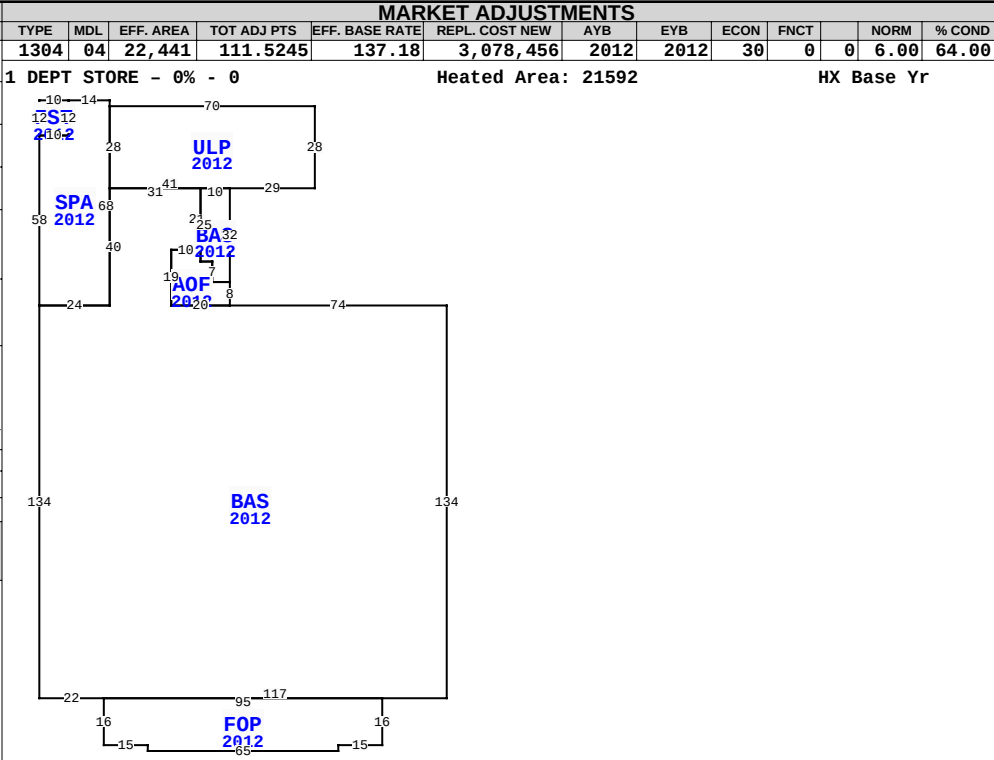
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	298	100	2012	298	26,163
BAS	292	100	2012	292	25,636
BAS	19,676	100	2012	19,676	727,459
FOP	1,650	30	2012	495	43,459
FST	120	50	2012	60	5,268
SPA	1,560	85	2012	1,326	116,417
ULP	1,960	15	2012	294	25,812

TOTALS	25,556			22,441	970,212
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	46,549.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	870.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	1,130.00	SF	4.00
4	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00
6	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00
7	4950	BOLLARD	0	0	0	0	12.00	UT	100.00
8	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00
9	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50
10	0811	CONCRETE B	0	0	0	0	962.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	109,336.00



463905 SR 200, YULEE	BLD DATE	05/06/2013	KK	LGL DATE	
	XF DATE			LAND DATE	04/25/2025
	INC DATE	05/13/2025	REA	AG DATE	DC

TOTAL OB/XF									
100,739									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	109,336.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					3,173,772				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					3,173,772				
SOH/AGL Deduction					0				
ASSESSED VALUE					3,173,772				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					3,173,772				
TOTAL JUST VALUE					3,173,772				
NCON VALUE					0				
INCOME VALUE					3,173,772				
PREVIOUS YEAR MKT VALUE					3,076,165				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427530	REMODEL ROSS	0	04/01/2014
B1326895	NEW CONSTR	50,000	02/01/2013
P1215874	ROSS	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							

BUILDING NOTES									
BAS=[YR=2012] W74 AOF=[YR=2012] N8 BAS=[YR=2012] N32									
ULP=[YR=2012] E29 N28 W70 SPA=[YR=2012] N2 W14									
FST=[YR=2012] W10 S12 E10 N12\$ S12 W10 S58 E24 N68\$ S28 E41\$									
W10 S25 E4 S7 E6\$ W6 N7 W4 N4 W10 S19 E20 \$ W20 N19 E10 N21									
W31 S40 W24 S134 E22 FOP=[YR=2012] S16 E15 S2 E65 N2 E15 N16									
W95\$ E117 N134\$.									

