PT SE1/4 OF SE1/4 OF
SEC 25-2N-28E IN OR 2789/1377
(EX PT IN OR 2622/396)

KIMBER HOLDINGS LLC
96460 BLACKROCK ROAD
YULEE, FL 32097

**2025**

**25-2N-28-0000-0002-1210**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 10 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |

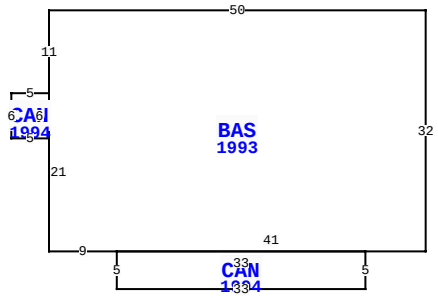
| | | | |
|---|---|---|---|
| DOR CODE | 1800 | MULTI STORY OFFICE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

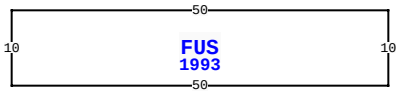
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,600 | 100 | 1993 | 1,600 | 87,097 |
| CAN | 30 | 30 | 1994 | 9 | 490 |
| CAN | 165 | 30 | 1994 | 50 | 2,722 |
| FUS | 500 | 100 | 1993 | 500 | 27,218 |
| TOTALS | 2,295 | | | 2,159 | 117,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 2,159 | 94.5000 | 132.77 | 286,650 | 1984 | 1984 | 0 | 0 | 0 | 59.00 | 41.00 |

1 OFFICE – 0% - 0 Heated Area: 2100 HX Base Yr




96126 MT ZION LOOP, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/04/2023 | HS | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/25/2025 | DC |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 117,526 |
| TOTAL MARKET OB/XF VALUE | 2,308 |
| TOTAL LAND VALUE - MARKET | 368,992 |
| TOTAL MARKET VALUE | 488,826 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 488,826 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 488,826 |
| TOTAL JUST VALUE | 488,826 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 446,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2789/1377 | 5/19/2025 | WD | Q | I | 01 | 1,367,500 |
| GRANTOR: OTAK GROUP INC | | | | | | |
| GRANTEE: KIMBER HOLDINGS LLC | | | | | | |
| 1641/0160 | 9/25/2009 | WD | Q | I | 01 | 620,000 |
| GRANTOR: LOUIS SCOTT TRUCKING | | | | | | |
| GRANTEE: OTAK GROUP INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S11 CAN=[YR=1994] W5 S6 E5 N6$ S21 E9
CAN=[YR=1994] S5 E33 N5 W33$ E41 N32$ PTR= E15 FUS=[YR=1993]
E50 S10 W50 N10$ W15$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 322.00 | SF | 4.00 | 4.00 | 100 | 1984 | 1984 | 3 | 41 | 528 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 445.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 40 | 1,780 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,308

| 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 | | CI | 0.00 | 0.00 | 105,415.00 | SF | | 1.00 | 1.00 | 1.00 | 3.50 | 3.50 | 368,952 | | | | | | | |
| 2 | 009602 | C | RETENTION PO | 0 | | CI | 0.00 | 0.00 | 0.40 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 40 | | | | | | | |

REVIEW DATE 04/04/2023 BY HSNW Total Acres: 0.40 Total Land Value: 368,992 Market: 0 Agricultural: 0 Common: 368,992 PRINTED 07/30/2025 BY SYS