

IN OR 1457/1362
(ABDN R/W RES #2000-190)
ESMT OR 1549/1366

ROYAL DEVELOPMENT & INVEST LLC/
7643 GATE PARKWAY 104-505
JACKSONVILLE, FL 32256

2025

37-2N-27-0000-0001-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 1600COMMUNITY 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	144	100	2008	144	9,388
BAS	5,188	100	2008	5,188	338,208
CAN	336	30	2009	101	6,584
GOF	970	110	2008	1,067	69,558
UAT	428	10	2008	43	2,803

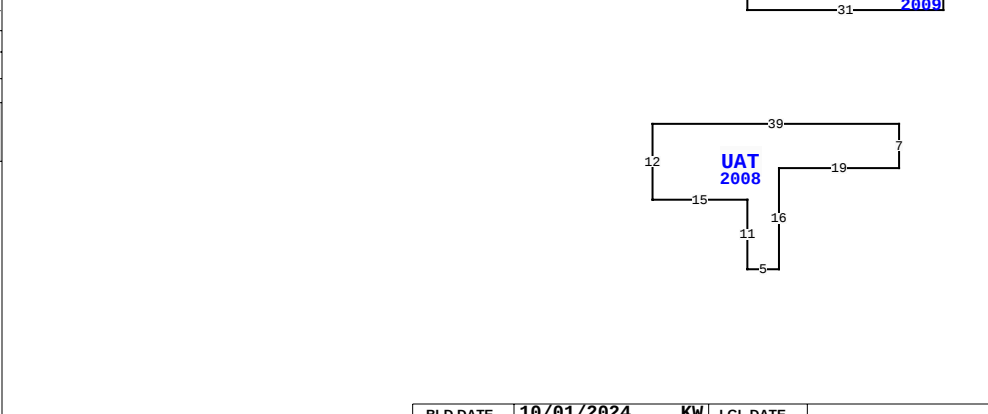
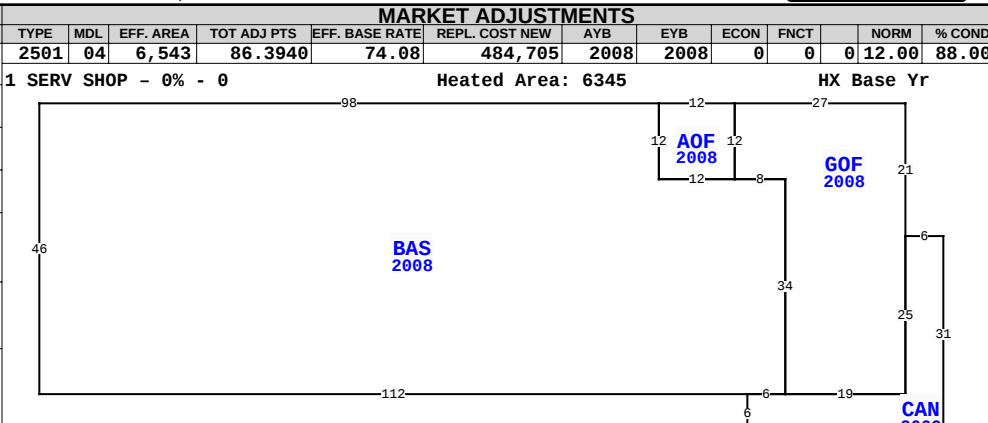
TOTALS 7,066 6,543 426,540

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	56,840.00	SF	2.00	2.00	100	2008	2008	3	60	68,208	
2	0812	CONCRETE C	0	0	0	0	4,804.00	SF	4.00	4.00	100	2008	2008	3	88	16,910	
3	0400	CONC CURB	0	0	0	0	2,154.00	LF	15.00	15.00	100	2008	2008	3	91	29,402	
4	0402	CONC BUMPE	0	0	0	0	34.00	UT	25.00	25.00	100	2008	2008	3	91	774	
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	2008	2008	3	100	1,300	
6	1126	CB/STC 8"	0	0	40	0	240.00	SF	8.00	8.00	100	2008	2008	3	88	1,690	
7	1123	CB 8"	0	0	44	0	264.00	SF	6.15	6.15	100	2008	2008	3	88	1,429	
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2008	2008	3	72	252	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CG	0.00	0.00	161,607.00	SF		1.00	1.00	0.90	14.00	12.60	2,036,248							



463688 SR 200, YULEE

BLD DATE	10/01/2024	KW		LGL DATE	
XF DATE	10/01/2024	KW		LAND DATE	
INC DATE				AG DATE	
				04/25/2025	DC

TOTAL OB/XF 120,829

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CG	0.00	0.00	161,607.00	SF		1.00	1.00	0.90	14.00	12.60	2,036,248							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	4
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	2,067,020		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	2,684,441		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,684,441		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,684,441		
TOTAL JUST VALUE	2,684,441		
NCON VALUE	0		
INCOME VALUE	2,684,441		
PREVIOUS YEAR MKT VALUE	2,949,283		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240010574	INSTALL WALL SIGN	4,800	09/16/2024
SU240009872	1/2THICK, CUST PAI	1,799	08/26/2024
22003827	REPAIR/RRF	113,000	03/10/2022
21015589	REMODEL	47,000	11/09/2021
19009820	BLDOUT-PEARL VISI	130,088	12/23/2019
17011179	BLDOUT-ORTHODONTI	142,124	12/15/2017

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BUILDING NOTES			
BAS=[YR=2008;ORIG=-39,0] W98 S46 E112 E6 N34 W8 W12 N12 \$			
GOF=[YR=2008;ORIG=0,0] W27 S12 E8 S34 E19 N25 N21 \$			
UAT=[YR=2008;ORIG=-40,70] E39 S7 W19 S16 W5 N11 W15 N12 \$			
CAN=[YR=2009;ORIG=-25,46] S6 E31 N31 W6 S25 W19 W6 \$			
AOF=[YR=2008;ORIG=-27,0] W12 S12 E12 N12 \$			

BUILDING DIMENSIONS			
BAS=[YR=2008;ORIG=-39,0] W98 S46 E112 E6 N34 W8 W12 N12 \$			
GOF=[YR=2008;ORIG=0,0] W27 S12 E8 S34 E19 N25 N21 \$			
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