

K A ISLAND PROPERTIES LLC
C/O CANTRELL MORGAN, 9822 TAPESTRY PARK CIRCLE SU
JACKSONVILLE, FL 32246

37-2N-27-1950-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall22PRECAST PN 90

Exterior Wall28GLASS THRM 10

Roof Structur09RIDGE FRME 100

Roof Cover04BUILT-UP 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo07CORK/VTILE 40

Ceiling01FIN.SUSPD 100

Air Condition04ROOF TOP 100

Heating Type04AIR DUCTED 100

Fixtures18 100

Frame Story Height03MASONRY 100

RMS18 100

Stories Units15 100

Occupancy1.0 100

00 NONE 100

Quality03Quality Level 03

DOR CODE1600COMMUNITY SHOPPING

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4058.00

TOTALS11,20011,130691,507

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

16010411,130111.9434124.261,383,014200620060050.0050.00

2 COMNTYSHOP - 0% - 2024Heated Area: 11083HX Base Yr

UST2006

BAS2008

BAS2008

BAS2008

BAS2019

BLD DATE04/06/2022KKKKG
XF DATE06/16/2022KKKKA
INC DATE07/28/2025REAGLGL DATE04/25/2025MLU

EXTRA FEATURES463721 SR 200, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10966FIRE SPRNK000011,200.00SF3.003.001002006200638628,896

20098AWNING MTL00788624.00SF13.0013.00100200620063241,947

30098AWNING MTL00448352.00SF13.0013.00100200620063241,098

40812CONCRETE C00004,368.00SF4.004.001002006200638615,026

50812CONCRETE C00002,700.00SF4.004.00100200620063869,288

61123CB 8"00387266.00SF6.156.15100200720073871,423

70810CONCRETE A0000176.00SF6.506.5010020072007387995

84950BOLLARD00004.00UT100.00100.00100200720073100400

90463FENCE GATE00002.00UT600.00600.0010020072007369828

100400CONC CURB00002,627.00LF15.0015.001002006200638935,070

LAND DESCRIPTIONTOTAL OB/XF94,971

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYECONSRV

1001600CSH CTR COM00003IW0.000.00237,837.00SF1.001.001.004.004.00951,348

2009602CRETENTION PO00IW0.000.004.41AC1.001.001.00100.00100.00441

3009600CWASTELAND00IW0.000.005.57AC1.001.001.002,500.002,500.0013,925

REVIEW DATE10/26/2022BYHSTotal Acres: 15.44Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE2,351,615

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE2,351,615

SOH/AGL Deduction355,508

ASSESSED VALUE1,996,107

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,996,107

TOTAL JUST VALUE2,351,615

NCON VALUE0

INCOME VALUE2,351,615

PREVIOUS YEAR MKT VALUE1,814,643

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2642/12565/23/2023SWQI012,155,000

GRANTOR:T AMELIA GEN FL LLC &

GRANTEE:K A ISLAND PROPERTII

2590/17979/14/2022SWUI11100

GRANTOR:T AMELIA MKT B FL LLC

GRANTEE:T AMELIA MKT B FL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-89,0] W58 S9 W13 S61 E71 N70 \$

BAS=[YR=2019;ORIG=0,0] W38 S70 E38 N70 \$

BAS=[YR=2008;ORIG=-38,0] W33 S70 E33 N70 \$

BAS=[YR=2008;ORIG=-71,0] W18 S70 E18 N70 \$

UST=[YR=2006;ORIG=-147,0] W13 S9 E13 N9 \$

[illegible]

[illegible]