

TRACT 1
IN OR 2666/1961
LYING S OF 2590/1797 &

SPN 2 INVESTMENT GROUP LLC
7444 ROCKBRIDGE CIRCLE
LAKE WORTH, FL 33467

2025

37-2N-27-1950-0001-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Ceiling	01 FIN.SUSPD 80
Ceiling	04 NONE 20
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	34 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	17 100
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	4058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2006	1,260	233,582
BAS	1,260	100	2006	1,260	233,582
BAS	1,260	100	2006	1,260	233,582
BAS	1,400	100	2006	1,400	259,536
BAS	2,380	100	2006	2,380	441,211
BAS	2,683	100	2006	2,683	497,383
BAS	5,180	100	2007	5,180	960,284
UST	117	40	2006	47	8,713
TOTALS	15,540			15,470	2,867,875

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	32,859.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	5,029.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	1,505.00	LF	15.00	15.00	
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
6	0098	AWNING MTL	0	0	18	8	144.00	SF	13.00	13.00	
7	0098	AWNING MTL	0	0	130	8	1,040.00	SF	13.00	13.00	
8	0098	AWNING MTL	0	0	32	8	256.00	SF	13.00	13.00	
9	0098	AWNING MTL	0	0	8	8	64.00	SF	13.00	13.00	
10	0966	FIRE SPRNK	0	0	0	0	15,540.00	SF	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001600	C	SH CTR COM	0		IW	0.00	0.00	69,260.00	SF	1.00
2	009400	C	RIGHT-OF-WAY	0					1.00	AC	1.00
3	009600	C	WASTELAND	0		IW	0.00	0.00	1.26	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	15,470	139.8837	195.14	3,018,816	2006	2015	0	0	5.00	95.00
1 RETAILSTOR - 0% - 2024 Heated Area: 15423 HX Base Yr											
Diagram showing building layout with dimensions and area calculations. Includes labels like UST, BAS, and various measurements.											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE	07/28/2025	AG DATE	04/25/2025
463711 SR 200, YULEE		REA	MLU

TOTAL OB/XF											
131,329											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,880,776	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,880,776	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,880,776	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,880,776	
TOTAL JUST VALUE		3,880,776	
NCON VALUE		0	
INCOME VALUE		3,880,776	
PREVIOUS YEAR MKT VALUE		3,845,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005419	CM BO 503	89,000	05/19/2025
B240009054	BUILD OUT WHITE S	100,000	08/02/2024
21009062	BLD-OUT SUITE 5	356,147	07/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2666/1961	8/30/2023	SW	Q	I	01
GRANTOR: T AMELIA MKT B FL LLC					
GRANTEE: SPN 2 INVESTMENT GR					
2237/1189	11/08/2018	SW	U	I	37
GRANTOR: KD NASSAU OUTPARCELS					
GRANTEE: T AMELIA GEN FL LLC					

BUILDING NOTES											
BAS=[YR=2007;LABEL=ste:3-5;ORIG=-108,0] W74 S70 E74 N70 \$											
BAS=[YR=2006;LABEL=ste:1-2;ORIG=-182,0] W27 S9 W13 S61 E40 N70 \$											
UST=[YR=2006;ORIG=-209,0] W13 S9 E13 N9 \$											
BAS=[YR=2006;LABEL=ste:6;ORIG=-108,0] E18 S70 W18 N70 \$											
BAS=[YR=2006;LABEL=ste:9-10;ORIG=-90,0] E34 S70 W34 N70 \$											
BAS=[YR=2006;LABEL=ste:11;ORIG=-56,0] E18 S70 W18 N70 \$											
BAS=[YR=2006;LABEL=ste:12;ORIG=-38,0] E18 S70 W18 N70 \$											
BAS=[YR=2006;LABEL=ste:13;ORIG=-20,0] E20 S70 W20 N70 \$											

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