TRACT 4
IN OR 1348/1590
5TH AMENDMENT REC ESMT &

HOME DEPOT U S A INC/
PO BOX 105842
ATLANTA, GA 30348-5842

2025

37-2N-27-1950-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

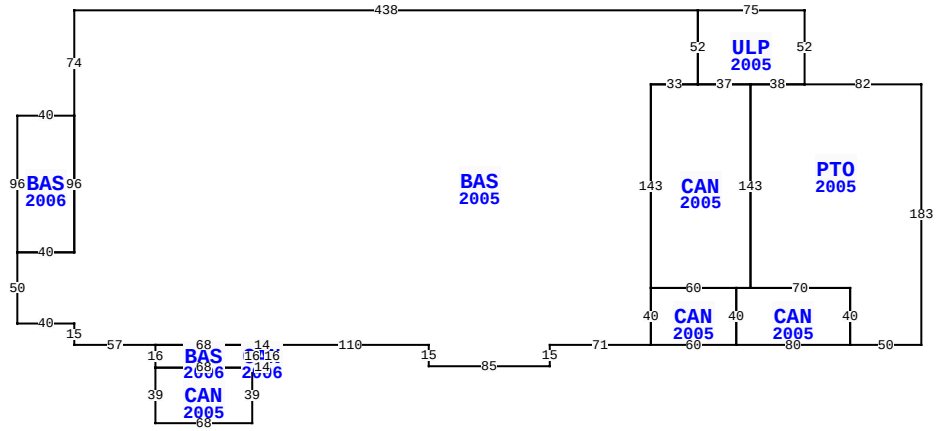
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	100,166	100	2005	100,166	3,833,743
BAS	1,088	100	2006	1,088	41,642
BAS	3,840	100	2006	3,840	146,972
CAN	2,400	30	2005	720	27,558
CAN	2,652	30	2005	796	30,466
CAN	3,200	30	2005	960	36,743
CAN	10,010	30	2005	3,003	114,936
CAN	224	30	2006	67	2,564
PTO	19,160	5	2005	958	36,666
ULP	3,900	15	2005	585	22,391
TOTALS	146,640			112,183	4,293,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1303	04	112,183	87.3810	52.43	5,881,755	2005	2010	0	0	20	7.00	73.00

1 WAREH DISC – 0% - 0 Heated Area: 105094 HX Base Yr



463785 SR 200, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,293,681
TOTAL MARKET OB/XF VALUE	704,262
TOTAL LAND VALUE - MARKET	2,867,890
TOTAL MARKET VALUE	7,865,833
SOH/AGL Deduction	0
ASSESSED VALUE	7,865,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,865,833
TOTAL JUST VALUE	7,865,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,794,360

HOME DEPOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003789	TOOL RENTAL	875,000	01/19/2023
21008802	DOOR	10,586	07/06/2021
B1633298	REMODEL-BATHROOM	80,000	10/01/2016
E25355	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1590	9/09/2005	WD	Q	V		2,500,000
GRANTOR: KIMCO NASSAU LLC						
GRANTEE: HOME DEPOT U S A IN						
1348/1533	9/09/2005	QC	Q	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KIMCO NASSAU LLC						

BUILDING NOTES

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	1123	CB 8"	0	0	0	0	1,026.00	SF	6.15	6.15	100	2005	2005	3	84	5,300	
2	1089	HYDRL RAMP	0	0	0	0	3.00	UT	5,500.00	5,500.00	100	2005	2005	3	50	8,250	
6	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2005	2005	3	22	176	
7	4950	BOLLARD	0	0	0	0	60.00	UT	100.00	100.00	100	2005	2005	3	100	6,000	
8	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2005	2005	3	88	880	
9	0400	CONC CURB	0	0	0	0	3,807.00	LF	15.00	15.00	100	2005	2005	3	88	50,252	
10	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	1,500	
11	0966	FIRE SPRNK	0	0	0	0	105,094.00	SF	3.00	3.00	100	2005	2005	3	84	264,837	
12	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	22,669	
14	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2005	2005	3	64	2,560	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-157,-52] W438 S74 S96 W40 S50 E40 S15 E57 E68 E14 E110 S15 E85 N15 E71 N40 N143 E33 N52 $
PTO=[YR=2005;LABEL=cc inside garden area;ORIG=0,0] W82 W38 S143 E70 S40 E50 N183 $
CAN=[YR=2005;ORIG=-130,143] E10 N143 W37 W33 S143 E60 $
ULP=[YR=2005;ORIG=-82,0] N52 W75 S52 E37 E38 $
BAS=[YR=2006;ORIG=-595,22] W40 S96 E40 N96 $
CAN=[YR=2005;LABEL=Garden center-metal canopy;ORIG=-130,183] E80 N40 W70 W10 S40 $
CAN=[YR=2005;ORIG=-538,199] S39 E68 N39 W68 $
CAN=[YR=2005;LABEL=Garden center-metal canopy;ORIG=-190,183] E60 N40 W60 S40 $

LAND DESCRIPTION

TOTAL OB/XF 362,424

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	001100	C	STORE 1FLR	0		IW	0.00	0.00	441,200.00	SF		1.00	1.00	1.00	6.50	6.50	2,867,800							
2	009400	C	RIGHT-OF-WAY	0		IW	0.00	0.00	0.90	AC		1.00	1.00	1.00	100.00	100.00	90							

REVIEW DATE 04/10/2025 BY KW Total Acres: 11.03 Total Land Value: 2,867,890 Market: 0 Agricultural: 0 Common: 2,867,890 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

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TOTAL MARKET VALUE	7,865,833
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ASSESSED VALUE	7,865,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,865,833
TOTAL JUST VALUE	7,865,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,794,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KIMCO NASSAU LLC						
GRANTEE: HOME DEPOT U S A IN						
1348/1533	9/09/2005	QC	Q	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KIMCO NASSAU LLC						

BLD DATE	04/10/2025	KW	LGL DATE	
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BUILDING NOTES

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
15	0425	CL FNC 8'	0	0	0	0	276.00	LF	10.65	10.65	100	2005	2005	3	64	1,881	
16	0427	CL FNC 10'	0	0	0	0	136.00	LF	13.51	13.51	100	2005	2005	3	64	1,176	
17	0422	CL FNC 4'	0	0	0	0	82.00	LF	15.00	15.00	100	2005	2005	3	64	787	
18	0426	CL FNC 12'	0	0	0	0	102.00	LF	15.60	15.60	100	2005	2005	3	64	1,018	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
20	0465	FNC GT 15'	0	0	0	0	4.00	UT	90.00	90.00	100	2005	2005	3	64	230	
21	0425	CL FNC 8'	0	0	0	0	327.00	LF	19.70	19.70	100	2005	2005	3	64	4,123	
22	0427	CL FNC 10'	0	0	0	0	340.00	LF	24.99	24.99	100	2005	2005	3	64	5,439	
23	0426	CL FNC 12'	0	0	0	0	117.00	LF	28.86	28.86	100	2005	2005	3	64	2,161	
24	0803	ASPHALT C	0	0	0	0	186,397.00	SF	2.00	2.00	100	2005	2005	3	54	201,309	

TOTAL OB/XF 218,508

BUILDING DIMENSIONS

LAND DESCRIPTION

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25	0812	CONCRETE C	0	0	0	0	21,111.00	SF	4.00	4.00	100	2005	2005	3	84	70,933	
26	0910	SCRN RM L	0	0	80	50	4,000.00	SF	15.00	15.00	100	2005	2005	3	22	13,200	
27	0812	CONCRETE C	0	0	0	0	9,912.00	SF	4.00	4.00	100	2005	2005	3	84	33,304	
28	0811	CONCRETE B	0	0	0	0	834.00	SF	5.20	5.20	100	2005	2005	3	84	3,643	
29	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	90	2,250	

LAND DESCRIPTION

TOTAL OB/XF 123,330

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

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