

PT OF TRACT 14 (S-1)
IN OR 1802/670
SHOPPES AT AMELIA CONCOURSE

AGNEW IV REVOCABLE TRUST/AGNEW C N JR TRUSTEE
1450 EAST BOOT RD, BUILDING 400A
WEST CHESTER, PA 19380

2025

37-2N-27-1950-0014-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	17	CB STUCCO 100	2201	04	3,940	131.7010	266.69	1,050,759	2007	2007	25	0	0	13.00	62.00	VALUATION BY STANDARD																								
Roof Structur	09	RIDGE FRME 100	1 FAST FOOD - 0% - 0														Heated Area: 3870																							
Roof Cover	04	BUILT-UP 100															HX Base Yr																							
Interior Wall	05	DRYWALL 50															VALUATION BY																							
Interior Wall	08	DECORATIVE 50															Tax Group: 4												Tax Dist:											
Interior Floo	11	CLAY TILE 60															BUILDING MARKET VALUE												651,471											
Interior Floo	15	HARDTILE 40															TOTAL MARKET OB/XF VALUE												116,650											
Ceiling	01	FIN.SUSPD 100															TOTAL LAND VALUE - MARKET												1,143,450											
Air Condition	04	ROOF TOP 100															TOTAL MARKET VALUE												1,911,571											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												314,836											
Fixtures	17	100															ASSESSED VALUE												1,596,735											
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE												0											
Story Height	15	100															BASE TAXABLE VALUE												1,596,735											
RMS	5	100	TOTAL JUST VALUE												1,911,571																									
Stories	1.	1. 100	NCON VALUE												0																									
Units	0	100	INCOME VALUE												1,918,876																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												1,885,090																									
Quality	03	Quality Level 03																																						
DOR CODE	2200	DRIVE-IN REST.																																						
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	3,870	100	2007	3,870	639,896																																			
CAN	18	30	2007	5	826																																			
CAN	24	30	2007	7	1,158																																			
CAN	27	30	2007	8	1,323																																			
CAN	165	30	2007	50	8,268																																			
TOTALS	4,104			3,940	651,471																																			
EXTRA FEATURES						463761 SR 200, YULEE																																		
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	0812	CONCRETE C	0	0	0	0	8,195.00	SF	4.00	4.00	100	2007	2007	3	87	28,519																								
2	0803	ASPHALT C	0	0	0	0	23,977.00	SF	2.00	2.00	100	2007	2007	3	58	27,813																								
3	0400	CONC CURB	0	0	0	0	1,372.00	LF	15.00	15.00	100	2007	2007	3	90	18,522																								
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2007	2007	3	90	45																								
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400																								
6	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	12,220																								
7	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2007	2007	3	69	2,070																								
8	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2007	2007	3	27	270																								
9	0812	CONCRETE C	0	0	0	0	2,194.00	SF	4.00	4.00	100	2007	2007	3	87	7,635																								
10	0825	BRICK	0	0	0	0	571.00	SF	12.50	12.50	100	2007	2007	3	96	6,852																								
LAND DESCRIPTION						TOTAL OB/XF 104,346																																		
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	002200	C	DRIVE-IN	0		IW	0.00	0.00	54,450.00	SF		1.00	1.00	1.00	21.00	21.00	1,143,450																							
REVIEW DATE 08/05/2020 BY KK Total Acres: 0.00 Total Land Value: 1,143,450 Market: 0 Agricultural: 0 Common: 1,143,450 PRINTED 07/30/2025 BY SYS																																								

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																				TOTAL MARKET VALUE										1, 911, 571									
																				SOH/AGL Deduction										314, 836									
																				ASSESSED VALUE										1, 596, 735									
																				TOTAL EXEMPTION VALUE										0									
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																				NCON VALUE										0									
																				INCOME VALUE										1, 918, 876									
																				PREVIOUS YEAR MKT VALUE										1, 885, 090									