

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2724/1095
(EX FPL ESMT OR 317/111 & ESMT

463128 YULEE LLC
224 WEST HILL ST STE 400
CHICAGO, IL 60610

2025

51-3N-27-0000-0013-0050



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	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	1101	04	2,980	88.9200	124.04	369,639	1980	2010	0	0	10.00	90.00	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 2025													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	Heated Area: 2463													BUILDING MARKET VALUE 332,675													
Interior Wall	03	PLASTER 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 33,268													
Interior Floo	13	LVT/LAMMT 60														TOTAL LAND VALUE - MARKET 731,800													
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 1,097,743													
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 0													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 1,097,743													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0													
Fixtures	8	100														BASE TAXABLE VALUE 1,097,743													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 1,097,743													
Story Height	8	100														NCON VALUE 0													
RMS	10	100														INCOME VALUE													
Stories	1.	1. 100														PREVIOUS YEAR MKT VALUE 921,843													
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	OWNER OCC 100																											
Quality 03 Quality Level 03																													
DOR CODE 1100 STORES, 1 STORY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,175	100	1993	2,175	242,808																								
BAS	288	100	1994	288	32,152																								
CAN	182	30	1993	55	6,140																								
CAN	1,088	30	1993	326	36,393																								
CAN	384	30	1996	115	12,839																								
FST	42	50	1993	21	2,345																								
TOTALS	4,159			2,980	332,675																								
EXTRA FEATURES						463128 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	0803	ASPHALT C	0	0	0	0	28,083.00	SF	2.00	2.00	100	1980	1980	3	50	28,083													
2	0812	CONCRETE C	0	0	0	0	1,457.00	SF	4.00	4.00	100	1980	1980	3	30	1,748													
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864													
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	1980	1980	3	44	121													
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	1980	1980	3	100	1,300													
6	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	100	1980	1980	3	30	359													
7	0819	CONC 12"	0	0	0	0	65.00	SF	9.50	9.50	100	1980	1980	3	30	185													
8	0400	CONC CURB	0	0	0	0	30.00	LF	15.00	15.00	100	1980	1980	3	44	198													
9	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2018	2018	3	97	410													
TOTAL OB/XF 33,268																													
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												
1	001100	C	STORE 1FLR	0		CG	200.00	365.00	73,180.00	SF		1.00	1.00	1.00	10.00	10.00	731,800												
REVIEW DATE 02/23/2024 BY REA																													
Total Acres: 1.68 Total Land Value: 731,800 Market: 0 Agricultural: 0 Common: 731,800 PRINTED 07/30/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1095	7/10/2024	WD	Q	I	01	1,277,000

GRANTOR: YULEE OUTPARCEL LLC

GRANTEE: 463128 YULEE LLC

2626/0213	3/16/2023	WD	Q	I	03	750,000
-----------	-----------	----	---	---	----	---------

GRANTOR: KICKLIGHTER ANTHONY L

GRANTEE: YULEE OUTPARCEL LLC

BUILDING DIMENSIONS

BAS=[YR=1993] W61 FST=[YR=1993] W6 S7 E6 N7\$ S7 W6
CAN=[YR=1993] W34 CAN=[YR=1996] W12 S32 E12 N32\$ S32 E34
N32\$ S38 E12 CAN=[YR=1993] S7 E26 N7 W26\$ E26 BAS=[YR=1994]
E12 N24 W12 S24\$ N24 E12 N6 E17 N15\$.