LOT 6 & E1/2 OF LOT 7 & PT OF
SEC 51-3N-27E IN OR 2327/1309
EAST YULEE PB 2/29

EXCHANGERIGHT NETLEASED/PORTFOLIO 31 DST
C/O SLK GLOBAL SOLN AMERICA, 2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

2025

51-3N-27-4840-0006-0000

BUILDING CHARACTERISTICS

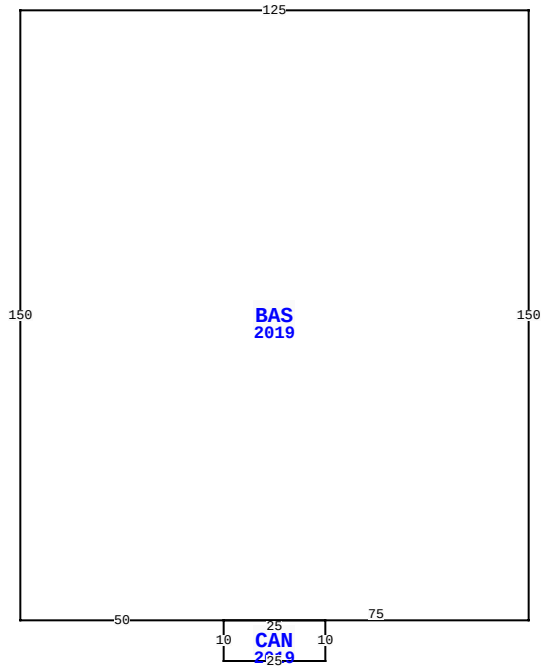
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	18,750	100	2019	18,750	1,890,675
CAN	250	30	2019	75	7,563
TOTALS	19,000			18,825	1,898,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	18,825	100.3941	140.05	2,636,441	2019	2019	0	0	25	3.00	72.00

1 RETAILSTOR – 0% - 0 Heated Area: 18750 HX Base Yr



463184 SR 200, YULEE

BLD DATE	02/04/2020 KK	LGL DATE	
XF DATE		LAND DATE	03/19/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,859,701
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,859,701
SOH/AGL Deduction	0
ASSESSED VALUE	4,859,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,859,701
TOTAL JUST VALUE	4,859,701
NCON VALUE	0
INCOME VALUE	4,859,701
PREVIOUS YEAR MKT VALUE	4,859,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004594	NEW CONST	2,362,784	07/01/2019
19005279	SITE WORK	150,000	02/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1309	12/09/2019	SW	Q	I	02	5,559,400
GRANTOR: YUFL LLC						
GRANTEE: EXCHANGERIGHT NETLE						
2275/0678	5/15/2019	WD	Q	V	01	1,623,000
GRANTOR: FKP LTD						
GRANTEE: YUFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W125 S150 E50 CAN=[YR=2019] S10 E25 N10 W25$ E75 N150$.

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	0803	ASPHALT C	0	0	0	0	60,967.00	SF	2.00	2.00	100	2019	2019	3	82	99,986	
2	0400	CONC CURB	0	0	0	0	2,108.00	LF	15.00	15.00	100	2019	2019	3	98	30,988	
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2019	2019	3	98	466	
4	0812	CONCRETE C	0	0	0	0	1,387.00	SF	4.00	4.00	100	2019	2019	3	97	5,382	
5	0812	CONCRETE C	0	0	0	0	2,457.00	SF	4.00	4.00	100	2019	2019	3	97	9,533	
6	0810	CONCRETE A	0	0	0	0	2,420.00	SF	6.50	6.50	100	2019	2019	3	97	15,258	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
8	0810	CONCRETE A	0	0	0	0	313.00	SF	6.50	6.50	100	2019	2019	3	97	1,973	
9	1126	CB/STC 8"	0	0	0	0	264.00	SF	8.00	8.00	100	2019	2019	3	97	2,049	
10	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2019	2019	3	100	200	

TOTAL OB/XF 166,399

LAND DESCRIPTION

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		CI	0.00	0.00	199,504.00	SF		1.00	1.00	1.00	12.50	12.50	2,493,800							

REVIEW DATE 02/04/2020 BY KK Total Acres: 4.58 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOT 6 & E1/2 OF LOT 7 & PT OF
SEC 51-3N-27E IN OR 2327/1309
EAST YULEE PB 2/29

EXCHANGERIGHT NETLEASED/PORTFOLIO 31 DST
C/O SLK GLOBAL SOLN AMERICA, 2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

2025

51-3N-27-4840-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE	02/04/2020	KK	LGL DATE
XF DATE			LAND DATE 03/19/2025 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,859,701
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,859,701
SOH/AGL Deduction	0
ASSESSED VALUE	4,859,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,859,701
TOTAL JUST VALUE	4,859,701
NCON VALUE	0
INCOME VALUE	4,859,701
PREVIOUS YEAR MKT VALUE	4,859,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1309	12/09/2019	SW	Q	I	02	5,559,400
GRANTOR: YUFL LLC						
GRANTEE: EXCHANGERIGHT NETLE						
2275/0678	5/15/2019	WD	Q	V	01	1,623,000
GRANTOR: FKP LTD						
GRANTEE: YUFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2019	2019	3	94	23,782	
12	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	100	2019	2019	3	94	3,290	
13	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2019	2019	3	82	738	
14	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2019	2019	3	100	200	
15	0812	CONCRETE C	0	0	0	0	3,605.00	SF	4.00	4.00	100	2019	2019	3	97	13,987	
16	0812	CONCRETE C	0	0	200	86	17,200.00	SF	4.00	4.00	100	2019	2019	3	97	66,736	
17	0400	CONC CURB	0	0	0	0	285.00	LF	15.00	15.00	100	2019	2019	3	98	4,190	
18	0425	CL FNC 8'	0	0	0	0	377.00	LF	10.65	10.65	100	2019	2019	3	94	3,774	
19	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2019	2019	3	94	1,316	
20	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

TOTAL OB/XF 118,295

LAND DESCRIPTION

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

REVIEW DATE 02/04/2020 BY KK Total Acres: 4.58 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
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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

BLD DATE	02/04/2020	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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BASE TAXABLE VALUE	4,859,701
TOTAL JUST VALUE	4,859,701
NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	4,859,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: EXCHANGERIGHT NETLE						
2275/0678	5/15/2019	WD	Q	V	01	1,623,000
GRANTOR: FKP LTD						
GRANTEE: YUFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
21	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2019	2019	3	100	2,700	
22	0098	AWNING MTL	0	0	48	3	144.00	SF	13.00	13.00	100	2019	2019	3	82	1,535	
23	0098	AWNING MTL	0	0	48	3	144.00	SF	13.00	13.00	100	2019	2019	3	82	1,535	
24	0422	CL FNC 4'	0	0	0	0	288.00	LF	15.00	15.00	100	2019	2019	3	94	4,061	
25	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
26	0920	CWALL-WD/M	0	0	0	0	484.00	LF	390.00	390.00	100	2019	2019	3	82	154,783	
27	0422	CL FNC 4'	0	0	0	0	695.00	LF	15.00	15.00	100	2019	2019	3	94	9,800	
28	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
29	0920	CWALL-WD/M	0	0	0	0	695.00	LF	390.00	390.00	100	2019	2019	3	82	222,261	
30	0966	FIRE SPRNK	0	0	0	0	18,750.00	SF	3.00	3.00	100	2019	2019	3	97	54,563	

TOTAL OB/XF 451,802

LAND DESCRIPTION

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

REVIEW DATE 02/04/2020 BY KK Total Acres: 4.58 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS