LOTS 59 & 60
IN OR 2387/1390
JEA ESMT IN OR 2514-605,OR 2479-

STORE MASTER FUNDING XI LLC
8377 E HARTFORD DRIVE STE #100
SCOTTSDALE, AZ 85255

2025

52-3N-27-4890-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

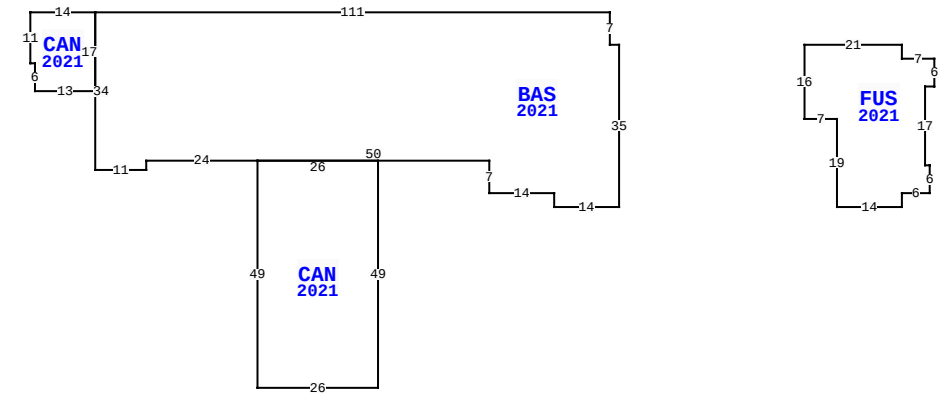
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		18 100
Stories	2.	2. 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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,862	100	2021	3,862	719,063
CAN	232	30	2021	70	13,033
CAN	1,274	30	2021	382	71,125
FUS	765	100	2021	765	142,435
TOTALS	6,133			5,079	945,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	5,079	133.8607	188.07	955,208	2021	2021	0	0	0	1.00	99.00

1 OFFICE – 0% - 0 Heated Area: 4627 HX Base Yr



463393 SR 200, YULEE

BLD DATE	04/19/2022	KK	LGL DATE	
XF DATE	04/19/2022	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,564,443
TOTAL MARKET OB/XF VALUE	244,232
TOTAL LAND VALUE - MARKET	828,949
TOTAL MARKET VALUE	2,637,624
SOH/AGL Deduction	13,202
ASSESSED VALUE	2,624,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,624,422
TOTAL JUST VALUE	2,637,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,385,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004515	XFOB-DUMPSTER/FEN	10,000	04/13/2021
21004358	SWIM POOL-PET PAR	64,000	04/08/2021
20011465	NEW CONSTR	2,079,574	11/19/2020
94687	MH MOVE-ON	26,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N7 W111 CAN=[YR=2021] W14 S11 E1 S6 E13 N17$ S34 E11 N2 E24 CAN=[YR=2021] S49 E26 N49 W26$ E50 S7 E14 S3 E14 N35$ PTR= E40 FUS=[YR=2021] E21 S3 E7 S6 W2 S17 E1 S6 W6 S3 W14 N19 W7 N16$ W40$.

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	12,767.00	SF	2.00	2.00	100	2021	2021	3	86	21,959	
2	0400	CONC CURB	0	0	0	0	752.00	LF	15.00	15.00	100	2021	2021	3	99	11,167	
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2021	2021	3	99	248	
4	0812	CONCRETE C	0	0	0	0	2,147.00	SF	4.00	4.00	100	2021	2021	3	99	8,502	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2021	2021	3	96	14,573	
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	96	960	
7	0444	BOX FNC 4'	0	0	0	0	40.00	LF	6.50	6.50	100	2021	2021	3	90	234	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
9	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2021	2021	3	99	290	
10	0444	BOX FNC 4'	0	0	0	0	9.00	LF	6.50	6.50	100	2021	2021	3	90	53	

TOTAL OB/XF 58,562

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	200.00	399.00	75,359.00	SF		1.00	1.00	1.00	11.00	11.00	828,949							

REVIEW DATE 04/19/2022 BY KK Total Acres: 0.00 Total Land Value: 828,949 Market: 0 Agricultural: 0 Common: 828,949 PRINTED 07/30/2025 BY SYS

LOTS 59 & 60
IN OR 2387/1390
JEA ESMT IN OR 2514-605,OR 2479-

STORE MASTER FUNDING XI LLC
8377 E HARTFORD DRIVE STE #100
SCOTTSDALE, AZ 85255

2025

52-3N-27-4890-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

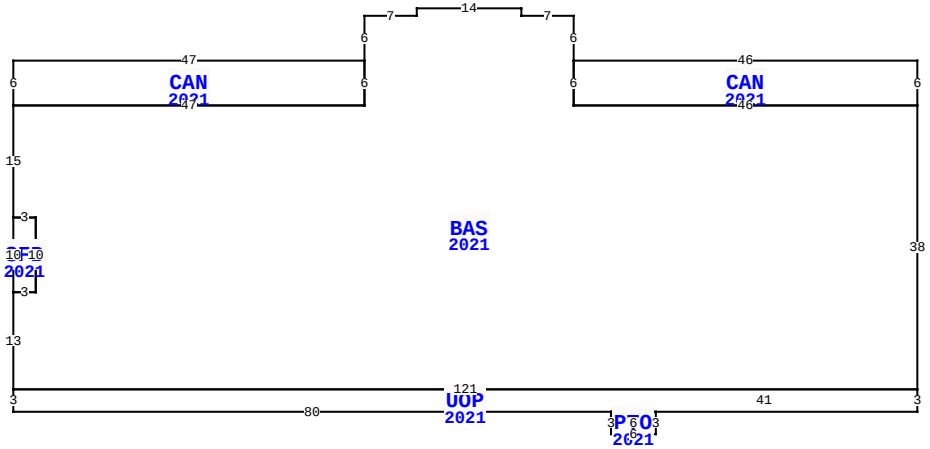
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,918	100	2021	4,918	251,767
CAN	276	30	2021	83	4,249
CAN	282	30	2021	85	4,351
PTO	18	5	2021	1	51
SFB	30	80	2021	24	1,229
UOP	363	20	2021	73	3,737
TOTALS	5,887			5,184	265,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8810	04	5,184	65.4534	51.71	268,065	2021	2021	0	0	0	1.00	99.00

2 KENNELS – 0% - 0 Heated Area: 4942 HX Base Yr



463393 SR 200, YULEE

BLD DATE	04/19/2022	KK	LGL DATE	
XF DATE	04/19/2022	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

EXTRA FEATURES

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
12	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	100	2021	2021	3	99	4,216	
13	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	2021	2021	3	99	592	
14	0476	VF 6 SBPL	0	0	0	0	186.00	LF	32.00	32.00	100	2021	2021	3	96	5,714	
15	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
16	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2021	2021	3	96	1,106	
17	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	100	2021	2021	3	99	1,821	
18	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
19	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
20	0424	CL FNC 6'	0	0	0	0	28.00	LF	23.00	23.00	100	2021	2021	3	96	618	

TOTAL OB/XF 15,331

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,564,443
TOTAL MARKET OB/XF VALUE	244,232
TOTAL LAND VALUE - MARKET	828,949
TOTAL MARKET VALUE	2,637,624
SOH/AGL Deduction	13,202
ASSESSED VALUE	2,624,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,624,422
TOTAL JUST VALUE	2,637,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,385,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2021] W46 BAS=[YR=2021] N6 W7 N1 W14 S1 W7 S6
CAN=[YR=2021] W47 S6 E47 N6$ S6 W47 S15 SFB=[YR=2021] S10
E3 N10 W3$ E3 S10 W3 S13 UOP=[YR=2021] S3 E80 PTO=[YR=2021]
S3 E6 N3 W6$ E41 N3 W121$ E121 N38 W46 N6$ S6 E46 N6$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/19/2022 BY KK Total Acres: 0.00 Total Land Value: 828,949 Market: 0 Agricultural: 0 Common: 828,949 PRINTED 07/30/2025 BY SYS

LOTS 59 & 60
IN OR 2387/1390
JEA ESMT IN OR 2514-605,OR 2479-

STORE MASTER FUNDING XI LLC
8377 E HARTFORD DRIVE STE #100
SCOTTSDALE, AZ 85255

2025

52-3N-27-4890-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

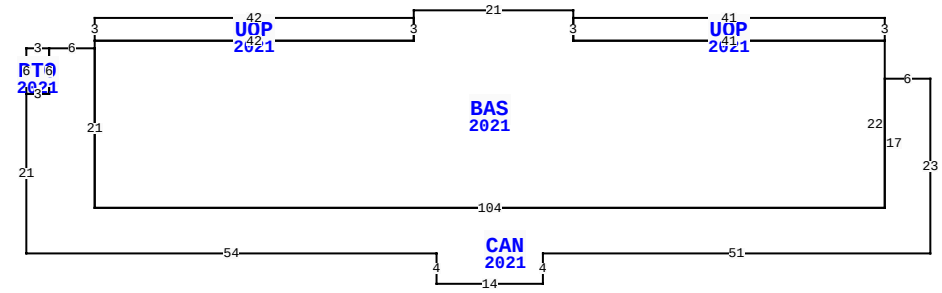
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		11 100
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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2021	2,372	127,394
CAN	1,043	30	2021	313	16,810
PTO	18	5	2021	1	53
UOP	123	20	2021	25	1,342
UOP	126	20	2021	25	1,342
TOTALS	3,682			2,736	146,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8810	04	2,736	68.6712	54.25	148,428	2021	2021	0	0	0	1.00	99.00

3 KENNELS – 0% - 0 Heated Area: 2372 HX Base Yr



463393 SR 200, YULEE

BLD DATE	04/19/2022	KK	LGL DATE	
XF DATE	04/19/2022	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,564,443
TOTAL MARKET OB/XF VALUE	244,232
TOTAL LAND VALUE - MARKET	828,949
TOTAL MARKET VALUE	2,637,624
SOH/AGL Deduction	13,202
ASSESSED VALUE	2,624,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,624,422
TOTAL JUST VALUE	2,637,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,385,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W41 BAS=[YR=2021] N1 W21 S1 UOP=[YR=2021] W42 S3 E42 N3$ S3 W42 S1 CAN=[YR=2021] W6 PTO=[YR=2021] W3 S6 E3 N6$ S6 W3 S21 E54 S4 E14 N4 E51 N23 W6 S17 W104 N21$ S21 E104 N22 W41 N3$ S3 E41 N3 $.

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	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
22	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2021	2021	3	99	618	
23	0425	CL FNC 8'	0	0	0	0	512.00	LF	12.25	12.25	100	2021	2021	3	96	6,020	
24	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2021	3	90	360	
25	0424	CL FNC 6'	0	0	0	0	416.00	LF	23.00	23.00	100	2021	2021	3	96	9,185	
26	0463	FENCE GATE	0	0	0	0	27.00	UT	300.00	300.00	100	2021	2021	3	96	7,776	
27	0424	CL FNC 6'	0	0	0	0	32.00	LF	23.00	23.00	100	2021	2021	3	96	707	
28	0422	CL FNC 4'	0	0	0	0	200.00	LF	17.25	17.25	100	2021	2021	3	96	3,312	
29	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
30	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2021	2021	3	96	7,286	

LAND DESCRIPTION

TOTAL OB/XF 35,840

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 04/19/2022 BY KK Total Acres: 0.00 Total Land Value: 828,949 Market: 0 Agricultural: 0 Common: 828,949 PRINTED 07/30/2025 BY SYS

LOTS 59 & 60
IN OR 2387/1390
JEA ESMT IN OR 2514-605,OR 2479-

STORE MASTER FUNDING XI LLC
8377 E HARTFORD DRIVE STE #100
SCOTTSDALE, AZ 85255

2025

52-3N-27-4890-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

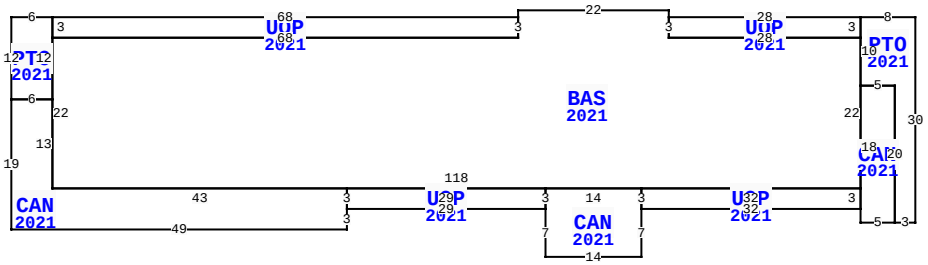
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,684	100	2021	2,684	144,151
CAN	100	30	2021	30	1,612
CAN	140	30	2021	42	2,256
CAN	372	30	2021	112	6,015
PTO	72	5	2021	4	215
PTO	140	5	2021	7	376
UOP	84	20	2021	17	913
UOP	87	20	2021	17	913
UOP	96	20	2021	19	1,021
UOP	204	20	2021	41	2,202
TOTALS	3,979			2,973	159,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8810	04	2,973	68.6712	54.25	161,285	2021	2021	0	0	0	1.00	99.00

4 KENNELS – 0% - 0 Heated Area: 2684 HX Base Yr



463393 SR 200, YULEE

BLD DATE	04/19/2022	KK	LGL DATE		
XF DATE	04/19/2022	KK	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 4 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,564,443
TOTAL MARKET OB/XF VALUE	244,232
TOTAL LAND VALUE - MARKET	828,949
TOTAL MARKET VALUE	2,637,624
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,624,422
TOTAL JUST VALUE	2,637,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,385,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W8 UOP=[YR=2021] W28 BAS=[YR=2021] N1 W22 S1 UOP=[YR=2021] W68 PTO=[YR=2021] W6 S12 CAN=[YR=2021] S19 E49 N3 UOP=[YR=2021] E29 CAN=[YR=2021] S7 E14 N7 UOP=[YR=2021] E32 CAN=[YR=2021] S2 E5 N20 W5 S18$ N3 W32 S3$ N3 W14 S3$ N3 W29 S3$ N3 W43 N13 W6$ E6 N12$ S3 E68 N3$ S3 W68 S22 E118 N22 W28 N3$ S3 E28 N3$ S10 E5 S20 E3 N30$.

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
31	0476	VF 6 SBPL	0	0	0	0	358.00	LF	40.00	40.00	100	2021	2021	3	96	13,747	
32	0470	VNYL GATE	0	0	0	0	2.00	UT	375.00	375.00	100	2021	2021	3	96	720	
33	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	2021	2021	3	99	1,384	
34	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2021	2021	3	99	161	
35	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2021	2021	3	90	810	
36	0097	AWNING CN	0	0	0	0	45.00	SF	65.00	65.00	100	2021	2021	3	93	2,720	
37	0845	KOOL DECK	0	0	16	12	192.00	SF	7.25	7.25	100	2021	2021	3	99	1,378	
38	0845	KOOL DECK	0	0	0	0	86.00	SF	7.25	7.25	100	2021	2021	3	99	617	
39	0418	EXHST FAN	0	0	0	0	4.00	UT	400.00	400.00	100	2021	2021	3	90	1,440	
40	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	2021	2021	3	93	1,814	

TOTAL OB/XF 24,791

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 04/19/2022 BY KK Total Acres: 0.00 Total Land Value: 828,949 Market: 0 Agricultural: 0 Common: 828,949 PRINTED 07/30/2025 BY SYS

LOTS 59 & 60
IN OR 2387/1390
JEA ESMT IN OR 2514-605,OR 2479-

STORE MASTER FUNDING XI LLC
8377 E HARTFORD DRIVE STE #100
SCOTTSDALE, AZ 85255

2025

52-3N-27-4890-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

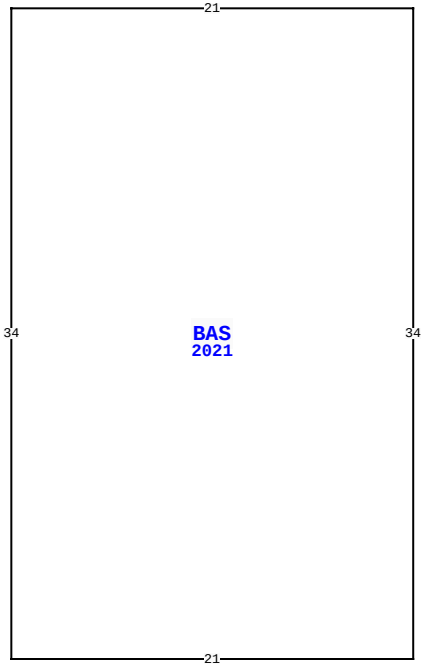
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	2021	714	46,787
TOTALS	714			714	46,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8810	04	714	83.7900	66.19	47,260	2021	2021	0	0	0	1.00	99.00

5 KENNELS – 0% - 0 Heated Area: 714 HX Base Yr



463393 SR 200, YULEE

BLD DATE	04/19/2022	KK	LGL DATE		
XF DATE	04/19/2022	KK	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,564,443
TOTAL MARKET OB/XF VALUE	244,232
TOTAL LAND VALUE - MARKET	828,949
TOTAL MARKET VALUE	2,637,624
SOH/AGL Deduction	13,202
ASSESSED VALUE	2,624,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,624,422
TOTAL JUST VALUE	2,637,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,385,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 S34 E21 N34$.

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
41	0861	POOL GUNIT	0	0	0	0	755.00	SF	85.00	85.00	100	2021	2021	3	93	59,683	
42	0845	KOOL DECK	0	0	0	0	620.00	SF	7.25	7.25	100	2021	2021	3	99	4,450	
43	0966	FIRE SPRNK	0	0	0	0	4,627.00	SF	3.00	3.00	100	2021	2021	3	99	13,742	
44	0966	FIRE SPRNK	0	0	0	0	4,948.00	SF	3.00	3.00	100	2021	2021	3	99	14,696	
45	0966	FIRE SPRNK	0	0	0	0	2,372.00	SF	3.00	3.00	100	2021	2021	3	99	7,045	
46	0966	FIRE SPRNK	0	0	0	0	2,684.00	SF	3.00	3.00	100	2021	2021	3	99	7,971	
47	0966	FIRE SPRNK	0	0	0	0	714.00	SF	3.00	3.00	100	2021	2021	3	99	2,121	

LAND DESCRIPTION

TOTAL OB/XF 109,708

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 04/19/2022 BY KK Total Acres: 0.00 Total Land Value: 828,949 Market: 0 Agricultural: 0 Common: 828,949 PRINTED 07/30/2025 BY SYS