LOTS 18,19,20 & PT OF LOTS 16, 17,21,22 & PT OF GOVT LOT 4 OF SEC 29-3N-28E IN

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

**2026**

**00-00-30-036A-0017-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 01 | MINIMUM 10 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 07 | CORK/VTILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 36 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 18 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 00 | QUALITY 100 |
| Quality | 00 | Level 03 |

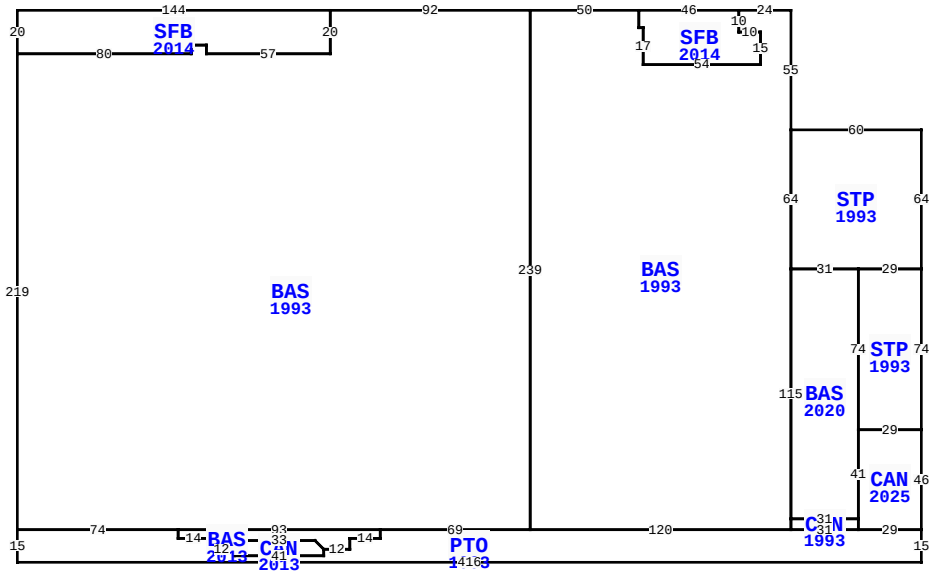
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 27,414 | 100 | 1993 | 27,414 | 3,145,784 |
| BAS | 53,552 | 100 | 1993 | 53,552 | 6,145,146 |
| BAS | 549 | 100 | 2013 | 549 | 62,998 |
| BAS | 3,565 | 100 | 2020 | 3,565 | 409,087 |
| CAN | 155 | 30 | 1993 | 46 | 5,279 |
| CAN | 271 | 30 | 2013 | 81 | 9,295 |
| CAN | 1,334 | 30 | 2025 | 400 | 45,900 |
| PTO | 5,420 | 5 | 1993 | 271 | 31,098 |
| SFB | 1,266 | 80 | 2014 | 1,013 | 116,242 |
| SFB | 2,852 | 80 | 2014 | 2,282 | 261,862 |
| TOTALS | 102,364 | | | 89,772 | 10,301,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1304 | 04 | 89,772 | 105.0643 | 135.80 | 12,191,038 | 1987 | 1994 | 0 | 0 | 0 | 15.50 | 84.50 |

1 DEPT STORE 0% - 0 Heated Area: 88375 HX Base Yr




** This building has 12 Sub-Areas

1525 SADLER RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 DC |
| XF DATE | | LAND DATE | |
| INC DATE | 05/18/2026 DC | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 4,270,522 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,965,723 |
| SOH/AGL Deduction | 470,807 |
| ASSESSED VALUE | 4,494,916 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,494,916 |
| TOTAL JUST VALUE | 4,965,723 |
| NCON VALUE | 0 |
| INCOME VALUE | 4965723 |
| PREVIOUS YEAR MKT VALUE | 4,086,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0052 | ADDRESS 1451 HALL | | 10/28/2024 |
| 2024-0053 | ALUMN PATIO W/ FI | 33,065 | 07/31/2024 |
| BLDC-2024-0 | INTERIOR TENANT B | 218,000 | 04/22/2024 |
| BLDC-2024-0 | CONVERT EXISTING | 350,000 | 04/11/2024 |
| | BEALLS - INSTALL | | 11/08/2023 |
| 20220090 | ROOF | 0 | 03/16/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=unit:1525;ORIG=-180,-55] W92 S20 W57 N4 W7 S4 W80 S219 E74 E93 E69 N239 $
BAS=[YR=1993;LABEL=unit:1529;ORIG=-60,0] N55 W24 S10 E10 S15 W54 N17 W2 N8 W50 S239 E120 N5 N115 N64 $
PTO=[YR=1993;ORIG=-29,184] W31 W120 W69 S4 W14 S5 W12 S3 W41 N3 W12 N5 W14 N4 W74 S15 E416 N15 W29 $
STP=[YR=1993;ORIG=-60,0] E60 S64 W29 W31 N64 $
BAS=[YR=2020;LABEL=unit:1531;ORIG=-60,179] E31 N41 N74 W31 S115 $
SFB=[YR=2014;ORIG=-272,-55] W144 S20 E80 N4 E7 S4 E57 N20 $
STP=[YR=1993;ORIG=-29,64] E29 S74 W29 N74 $
CAN=[YR=2025;ORIG=-29,138] E29 S46 W29 N5 N41 $

## 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 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 56,404.00 | SF | 3.00 | 3.00 | 100 | 1987 | 1987 | 3 | 60 | 101,527 | |
| 2 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 274.00 | LF | 20.00 | 20.00 | 100 | 1992 | 1992 | 3 | 27 | 1,480 | |
| 3 | 0462 | ST/AL FNC | 0 | 0 | 152 | 0 | 1,216.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 2,432 | |
| 4 | 1076 | TRELLIS A | 0 | 0 | 74 | 29 | 2,146.00 | SF | 7.50 | 7.50 | 100 | 1992 | 1992 | 3 | 85 | 13,681 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 18 | 6 | 108.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 92 | 646 | |
| 6 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 47,787.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 47,787 | |
| 7 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 101,147.00 | SF | 2.00 | 2.00 | 100 | 1987 | 1987 | 3 | 50 | 101,147 | |
| 8 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 2,530.00 | 2,530.00 | 100 | 1987 | 1987 | 3 | 23 | 2,328 | |
| 9 | 1122 | CB 6" | 0 | 0 | 58 | 8 | 252.00 | SF | 5.85 | 5.85 | 100 | 1992 | 1992 | 3 | 59.5 | 877 | |
| 10 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 3,565.00 | SF | 3.00 | 3.00 | 100 | 2020 | 2020 | 3 | 97 | 10,374 | |

TOTAL OB/XF 282,279

## 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 | 001600 | C | SH CTR COM | 0 | 0003 | C-2 | 557.00 | 540.00 | 300,128.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 2,100,896 | | | | | | | |
| 2 | 009602 | C | RETENTION PO | 0 | | C-2 | 0.00 | 0.00 | 0.41 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 41 | | | | | | | |

REVIEW DATE 11/18/2024 BY KW Total Acres: 7.30 Total Land Value: 695,201 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOTS 18,19,20 & PT OF LOTS 16,
17,21,22 & PT OF GOVT LOT 4
OF SEC 29-3N-28E IN

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

**2026**

**00-00-30-036A-0017-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| 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

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 4,270,522 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,965,723 |
| SOH/AGL Deduction | 470,807 |
| ASSESSED VALUE | 4,494,916 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,494,916 |
| TOTAL JUST VALUE | 4,965,723 |
| NCON VALUE | 0 |
| INCOME VALUE | 4965723 |
| PREVIOUS YEAR MKT VALUE | 4,086,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200070 | REMODEL | 274,000 | 07/17/2020 |
| 20190052 | REMODEL-INTER SHE | 100,000 | 07/18/2019 |
| 20190053 | REMODEL-EXT FACAD | 90,000 | 07/18/2019 |
| 20181740 | REMODEL | 300,000 | 05/22/2018 |
| 20181155 | REMODEL | 60,000 | 04/05/2018 |
| 20122199 | REPAIR/RRF | 372,500 | 10/25/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 DC |
| INC DATE | 05/18/2026 DC | AG DATE | |

### 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 | 0462 | ST/AL FNC | 0 | 0 | 20 | 6 | 120.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 240 | |
| 12 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 3.00 | UT | 2,500.00 | 2,500.00 | 100 | 1992 | 1992 | 3 | 20 | 1,500 | |
| 13 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,340.00 | LF | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 68 | 13,668 | |
| 14 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,821.00 | LF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 58 | 15,843 | |
| 15 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 260.00 | LF | 10.65 | 10.65 | 100 | 2000 | 2000 | 3 | 45 | 1,246 | |
| 16 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 123.00 | SF | 8.00 | 8.00 | 100 | 2000 | 2000 | 3 | 75 | 738 | |
| 17 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 8.00 | UT | 25.00 | 25.00 | 100 | 2000 | 2000 | 3 | 81 | 162 | |
| 18 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 7.00 | UT | 500.00 | 500.00 | 100 | 1987 | 1987 | 3 | 23 | 805 | |
| 19 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 5.00 | UT | 100.00 | 100.00 | 100 | 2000 | 2000 | 3 | 100 | 500 | |
| 20 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 28,680.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 92 | 79,157 | |

TOTAL OB/XF 113,859

### 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 11/18/2024 BY KW Total Acres: 7.30 Total Land Value: 695,201 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOTS 18,19,20 & PT OF LOTS 16,
17,21,22 & PT OF GOVT LOT 4
OF SEC 29-3N-28E IN

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

**2026**

**00-00-30-036A-0017-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2004.00 | | |

| 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

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 4,270,522 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,965,723 |
| SOH/AGL Deduction | 470,807 |
| ASSESSED VALUE | 4,494,916 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,494,916 |
| TOTAL JUST VALUE | 4,965,723 |
| NCON VALUE | 0 |
| INCOME VALUE | 4965723 |
| PREVIOUS YEAR MKT VALUE | 4,086,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122147 | REMODEL | 1,500,000 | 10/18/2012 |
| 20122122 | REMODEL | 448,000 | 10/12/2012 |
| 20121922 | DEMOLITION | 27,000 | 09/17/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1243 | 9/30/2015 | SW | Q | I | 05 | 21,830,000 |
| GRANTOR: ISLAND WALK ASSOCIATE | | | | | | |
| GRANTEE: ISLAND WALK STATION | | | | | | |
| 1243/0174 | 7/06/2004 | WD | U | I | 19 | 11,000,000 |
| GRANTOR: ISLAND WALK SHOPPING | | | | | | |
| GRANTEE: ISLAND WALK ASSOCIA | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 DC |
| INC DATE | 05/18/2026 DC | AG DATE | |

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 180.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 92 | 1,076 | |
| 22 | 0810 | CONCRETE A | 0 | 0 | 10 | 5 | 50.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 92 | 299 | |
| 23 | 0810 | CONCRETE A | 0 | 0 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 92 | 150 | |
| 24 | 0098 | AWNING MTL | 0 | 0 | 15 | 6 | 90.00 | SF | 13.00 | 13.00 | 100 | 2013 | 2013 | 3 | 50 | 1,170 | |
| 25 | 0098 | AWNING MTL | 0 | 0 | 47 | 6 | 282.00 | SF | 13.00 | 13.00 | 100 | 2013 | 2013 | 3 | 50 | 1,833 | |
| 26 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2018 | 2018 | 3 | 74 | 1,850 | |
| 27 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 549.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 92 | 1,515 | |
| 28 | 0098 | AWNING MTL | 0 | 0 | 15 | 6 | 90.00 | SF | 13.00 | 13.00 | 100 | 2013 | 2013 | 3 | 50 | 585 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,478

| 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 11/18/2024 BY KW Total Acres: 7.30 Total Land Value: 695,201 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS