PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Common Wall		33 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

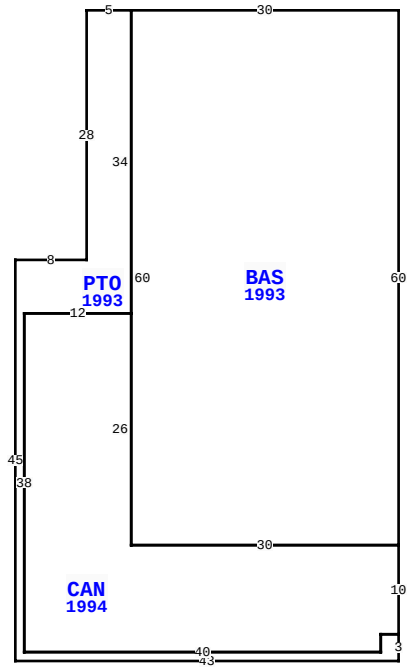
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	105,876
CAN	812	30	1994	244	14,352
PTO	303	5	1993	15	883
TOTALS	2,915			2,059	121,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	2,059	99.9029	117.64	242,221	1987	1987	0	0	0	50.00	50.00

1 COMNTYSHOP 0% - 0 Heated Area: 1800 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

ISLAND WALK SHOPPING CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0009	INTERIOR DEMOLITI	22,123	05/05/2026
2026-0002	INSTALL (2) ILLUM	0	03/31/2026
SIGN-2025-0	REFURBISH 4 EXIST	0	07/21/2025
BLDC-2024-0	THE DEMOLITION OF	12,000,000	01/07/2025
BLDC-2024-0	CONVERT EXISTING	350,000	04/11/2024
BLDC-2024-0	TENANT BUILD OUT	0	03/22/2024

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] W30 PTO=[YR=1993] W5 S28 W8 S45 E43 N3
CAN=[YR=1994] N10 W30 N26 W12 S38 E40 N2 E2 $ W2 S2 W40 N38 E12 N34 $ S60 E30 N60 $.

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	0965	SPRNK FIRE	0	0	0	0	618.00	UT	240.00	240.00	100	1987	1987	3	60	88,992	
3	1122	CB 6"	0	0	0	0	3,567.00	SF	5.85	5.85	100	1987	1987	3	47	9,807	
4	0972	ST LGHT UN	0	0	0	0	9.00	UT	3,289.00	3,289.00	100	1987	1987	3	23	6,808	
5	0803	ASPHALT C	0	0	0	0	214,344.00	SF	2.00	2.00	100	1992	1992	3	50	214,344	
6	0400	CONC CURB	0	0	0	0	5,673.00	LF	15.00	15.00	100	1987	1987	3	58	49,355	
7	0812	CONCRETE C	0	0	0	0	12,713.25	SF	4.00	4.00	100	1987	1987	3	47	23,901	
8	1126	CB/STC 8"	0	0	2	175	350.00	SF	8.00	8.00	100	1987	1987	3	47	1,316	
9	1126	CB/STC 8"	0	0	2	17	34.00	SF	8.00	8.00	100	1987	1987	3	47	128	
10	1126	CB/STC 8"	0	0	2	94	188.00	SF	8.00	8.00	100	1987	1987	3	47	707	
11	0402	CONC BUMPE	0	0	0	0	30.00	UT	25.00	25.00	100	1987	1987	3	58	435	

TOTAL OB/XF 395,793

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	0.00	0.00	548,420.00	SF		1.00	1.00	1.00	10.00	10.00	5,484,200							

REVIEW DATE 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Common Wall		57 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
QUALITY	04	QUALITY Level 04

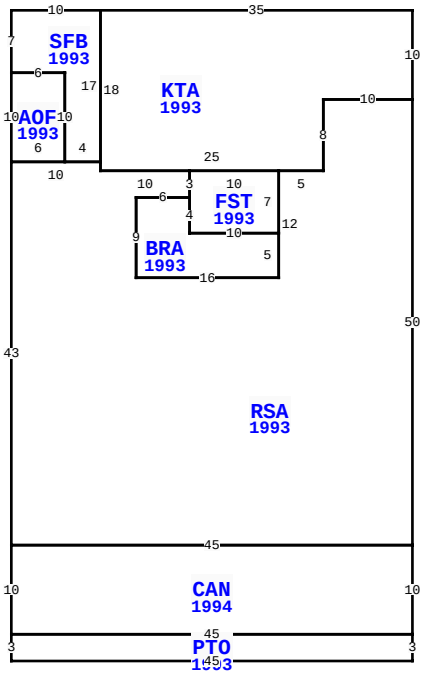
Quality Adjustme			
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	60	100	1993	60	4,246
BRA	104	110	1993	114	8,067
CAN	450	30	1994	135	9,553
FST	70	50	1993	35	2,477
KTA	550	110	1993	605	42,810
PTO	135	5	1993	7	496
RSA	1,806	110	1993	1,987	140,600
SFB	110	80	1993	88	6,227
TOTALS	3,285			3,031	214,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	3,031	120.1886	141.52	428,947	1987	1999	0	0	0	50.00	50.00

2 COMNTYSHOP 0% - 0 Heated Area: 2608 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

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
12	0803	ASPHALT C	0	0	80	21	1,680.00	SF	2.00	2.00	100	1992	1992	3	50	1,680	
13	0975	ST LT/ARM	0	0	0	0	13.00	UT	500.00	500.00	100	1987	1987	3	23	1,495	
17	7000	SIGN	0	0	0	0	2.00	SF	5,000.00	5,000.00	100	1987	1987	3	20	2,000	
18	0421	CL FNC 3'	0	0	0	0	280.00	LF	4.00	4.00	100	1987	1987	3	22	246	
23	0418	EXHST FAN	0	0	0	0	3.00	UT	800.00	800.00	100	1987	1987	3	20	480	
24	0381	COOLER	0	0	7	10	70.00	SF	82.50	82.50	100	2002	2002	3	46	2,657	
25	0381	COOLER	0	0	12	8	96.00	SF	82.50	82.50	100	2002	2002	3	46	3,643	
26	0383	FREEZER	0	0	6	8	48.00	SF	105.00	105.00	100	2002	2002	3	46	2,318	
27	0418	EXHST FAN	0	0	0	0	1.00	UT	800.00	800.00	100	2002	2002	3	20	160	
28	0964	HALON SYST	0	0	4	16	64.00	SF	50.00	50.00	100	2002	2002	3	79	2,528	

LAND DESCRIPTION

TOTAL OB/XF 17,207

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	WALL SIGN -DON PA		03/01/2023
20220296	REMODEL	0	11/15/2022
20210237	BLD OUT-1920 S 14	600,000	02/02/2022
20200049	REMODEL-1916 S 14	115,780	06/08/2020
20200010	REMODEL-1415 SADL	7,000	02/26/2020
20190013	REMODEL-PUBLIX	402,000	02/01/2019

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

KTA 1993= W35 SFB=[YR=1993] W10 S7 AOF=[YR=1993] S10 RSA=[YR=1993] S43 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E45 N3 W45 $ E45 N10 W45 $ E45 N50 W10 S8 W5 FST=[YR=1993] W10 S3 BRA=[YR=1993] W6 S9 E16 N5 W10 N4 $ S4 E10 N7 $ S12 W16 N9 E6 N3 W10 N1 W10 $ E6 N10 W6 $ E6 S10 E4 N17 $ S18 E25 N8 E10 N10 $.

REVIEW DATE 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

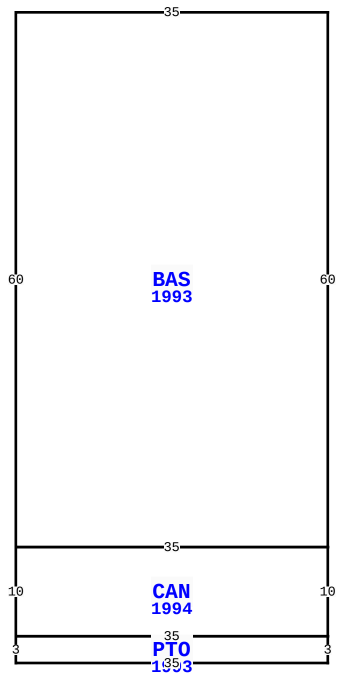
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		75 100
Story Height		13 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	04	NONE 100
Quality	00	Condition Level 04
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	2,100	100	1993	2,100	103,268
CAN	350	30	1994	105	5,164
PTO	105	5	1993	5	246
TOTALS	2,555			2,210	108,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	2,210	83.5273	98.35	217,354	1987	2000	0	0	0	50.00	50.00

3 COMNTYSHOP 0% - 0 Heated Area: 2100 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183398	REMODEL-1511 SADL	28,000	10/02/2018
20180819	REMODEL-GREAT CLI	45,000	03/09/2018
20173644	REPAIR/RRF	153,332	11/20/2017
20170051	REMODEL-JIMMY JOH	127,000	01/09/2017
20162415	ELEC OTHER	140,000	09/06/2016
20162092	FIRE SPRNK	12,870	08/03/2016

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] W35 S60 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E35 N3 W35 $ E35 N10 W35 $ E35 N60 $.

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
29	0964	HALON SYST	0	0	4	12	48.00	SF	50.00	50.00	100	2008	2008	3	87	2,088	
30	0964	HALON SYST	0	0	5	6	30.00	SF	50.00	50.00	100	2008	2008	3	87	1,305	
31	0142	BAR TOP A	0	0	0	0	22.00	LF	165.00	165.00	100	2008	2008	3	27	980	
32	0142	BAR TOP A	0	0	0	0	21.00	LF	165.00	165.00	100	2008	2008	3	27	936	
33	0810	CONCRETE A	0	0	23	13	299.00	SF	6.50	6.50	100	2008	2008	3	87	1,691	
34	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	2014	2014	3	55	4,125	
35	0381	COOLER	0	0	10	8	80.00	SF	82.50	82.50	100	2018	2018	3	85	5,610	
36	0964	HALON SYST	0	0	22	3	66.00	SF	50.00	50.00	100	2018	2018	3	96	3,168	

TOTAL OB/XF 19,903

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

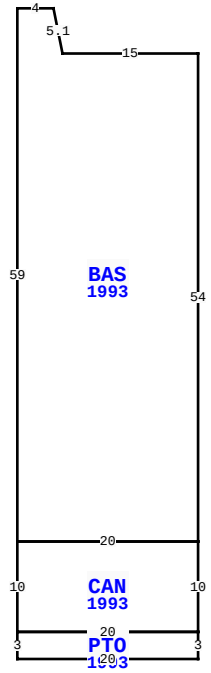
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		63 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,103	100	1993	1,103	63,577
CAN	200	30	1993	60	3,459
PTO	60	5	1993	3	173
TOTALS	1,363			1,166	67,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,166	97.9001	115.28	134,416	1987	2000	0	0	0	50.00	50.00

4 COMNTYSHOP 0% - 0 Heated Area: 1103 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161992	REMODEL	40,000	07/22/2016
20161986	REMODEL	40,000	07/21/2016
20161134	CHANGEOUT 8.5 TON	7,000	04/22/2016
20160548	REPAIR WALL DAMAG	10,528	03/02/2016
20151821	CO ISSUED	0	10/14/2015
20152019	1523 SADLER RD	300	08/31/2015

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] W15 U5 L1 W4 S59 CAN=[YR=1993] S10
PTO=[YR=1993] S3 E20 N3 W20$ E20 N10 W20$ E20 N54$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Common Wall		71 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

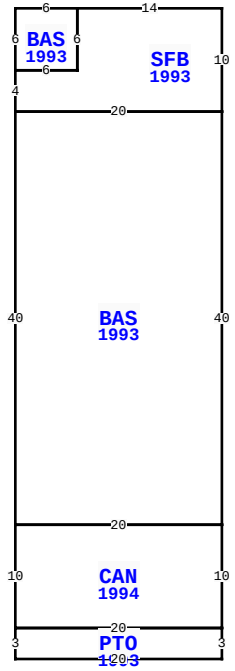
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100	1993	36	2,018
BAS	800	100	1993	800	44,836
CAN	200	30	1994	60	3,363
PTO	60	5	1993	3	168
SFB	164	80	1993	131	7,342
TOTALS	1,260			1,030	57,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,030	95.1905	112.09	115,453	1987	2000	0	0	0	50.00	50.00

5 COMNTYSHOP 0% - 0 Heated Area: 967 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152020	1509 SADLER RD	2,879	08/31/2015
20152028	1523 SADLER RD	128	08/31/2015
20151997	1465 SADLER RD	1,200	08/27/2015
20151998	1465 SADLER RD	600	08/27/2015
20151987	1468 SADLER RD	0	08/26/2015
20151967	JERSEY MIKE' SUBS	2,500	08/25/2015

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

SFB=[YR=1993] W14 BAS=[YR=1993] W6S6E6N6$ S6W6S4
BAS=[YR=1993] S40 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E20 N3
W20$E20 N10 W20 $ E20 N40 W20$E20 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Common Wall		67 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

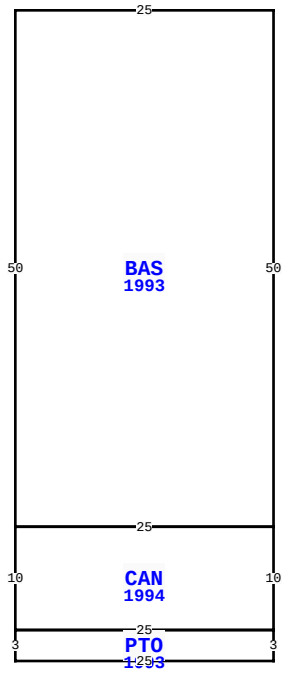
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	83,750
CAN	250	30	1994	75	5,025
PTO	75	5	1993	4	268
TOTALS	1,575			1,329	89,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,329	113.8045	134.00	178,086	1987	2000	0	0	0	50.00	50.00

6 COMNTYSHOP 0% - 0 Heated Area: 1250 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
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ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150184	CO ISSUED	0	08/21/2015
20151883	JERSEY MIKE' SUBS	2,450	08/14/2015
20151871	1468 SADLER RD	14,000	08/13/2015
20151821	1468 SADLER RD	0	08/05/2015
20151813	1453 SADLER RD	15,000	08/04/2015
20151627	1423 SADLER RD	1,875	07/13/2015

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] W25 S50 CAN=[YR=1994] S10 PTO=[YR=1993] S3 E25 N3 W25$E25 N10 W25$E25 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

ISLAND WALK STATION LLC/
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CINCINNATI, OH 45249

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

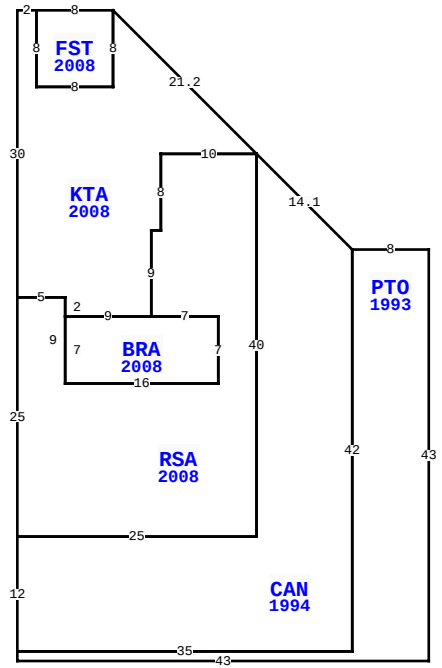
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BRA	112	110	2008	123	7,764
CAN	770	30	1994	231	14,581
FST	64	50	2008	32	2,020
KTA	435	110	2008	478	30,172
PTO	379	5	1993	19	1,200
RSA	652	110	2008	717	45,257
TOTALS	2,412			1,600	100,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,600	107.2071	126.24	201,984	1987	2000	0	0	0	50.00	50.00

7 COMNTYSHOP 0% - 0 Heated Area: 1199 HX Base Yr



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

1910 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151591	1523 SADLER RD	12,500	07/09/2015
20151501	1415 SADLER RD	4,700	06/29/2015
20151502	1415 SADLER RD	600	06/29/2015
20151467	1523 SADLER RD	2,500	06/24/2015
20151431	1523 SADLER RD	80,000	06/22/2015
20151422	1453 SADLER RD	15,000	06/19/2015

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

PTO=[YR=1993] W8 CAN=[YR=1994] U10 L10 KTA=[YR=2008] U15 L15 FST=[YR=2008] W8 S8E8N8$ S8W8N8 W2 S30 RSA=[YR=2008] S25 E25 N40 W10 S8 W1 S9 BRA=[YR=2008] W9 S7 E16 N7 W7$ E7 S7 W16 N9 W5$ E5 S2 E9 N9E1 N8 E10$ S40 W25 S12 E35 N42$ S42 W35 S1 E43 N43$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

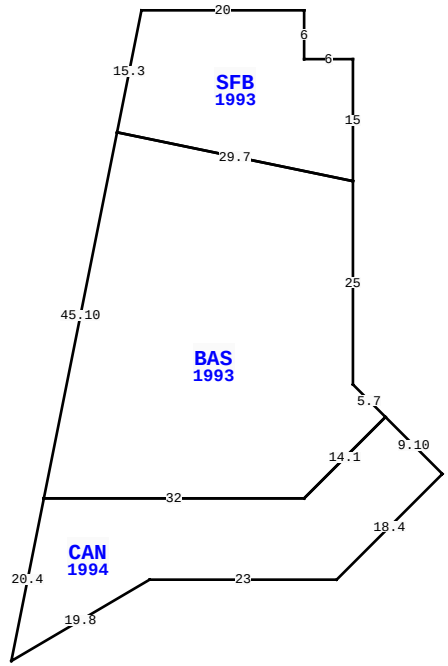
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Common Wall		64 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,419	100	1993	1,419	82,771
CAN	586	30	1994	176	10,266
SFB	464	80	1993	371	21,641
TOTALS	2,469			1,966	114,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,966	99.0782	116.66	229,354	1987	1987	0	0	0	50.00	50.00

8 COMNTYSHOP 0% - 0 Heated Area: 1790 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151112	1465 SADLER RD	11,550	05/15/2015
20150885	1415 SADLER RD	2,000	04/23/2015
20150864	1465 SADLER RD	40,000	04/22/2015
20150866	1465 SADLER RD	59,000	04/22/2015
20150852	STARBUCKS SIGNS	9,500	04/21/2015
20150853	STARBUCKS SIGNS	125	04/21/2015

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

SFB=[YR=1993] W6N6W20 L3 D15 BAS=[YR=1993] L9 D45
CAN=[YR=1994] L4 D20 R17 U10 E23 U13 R13 U7 L7 D10 L10
W32$ E32 U10 R10 U4 L4 N25 U6 L29 $ R29 D6 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Common Wall		33 100
Story Height		13 100
RMS		3 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

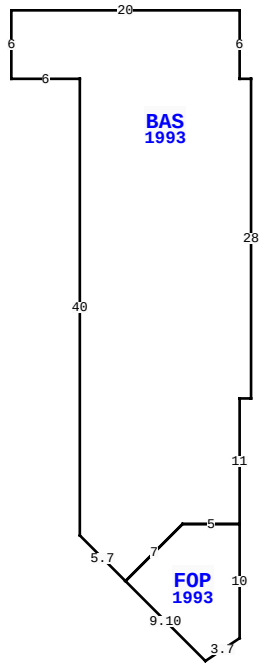
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	719	100	1993	719	48,076
FOP	80	30	1993	24	1,605
TOTALS	799			743	49,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	743	113.5688	133.73	99,361	1987	1987	0	0	0	50.00	50.00

9 COMNTYSHOP 0% - 0 Heated Area: 719 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150823	NEW CONSTR	5,000	04/16/2015
20150728	XFOB	50,607	04/06/2015
20150518	NEW CONSTR	6,000	03/11/2015
20150520	SHELL	4,000	03/11/2015
20150441	SHELL	67,000	02/26/2015
20150417	STARBUCKS	90,000	02/24/2015

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] W20 S6 E6 S40 D4 R4 FOP=[YR=1993] D7 R7 U2 R3 N10 W5 D5 L5 $ U5 R5 E5 N11 E1 N28 W1 N6 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
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2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

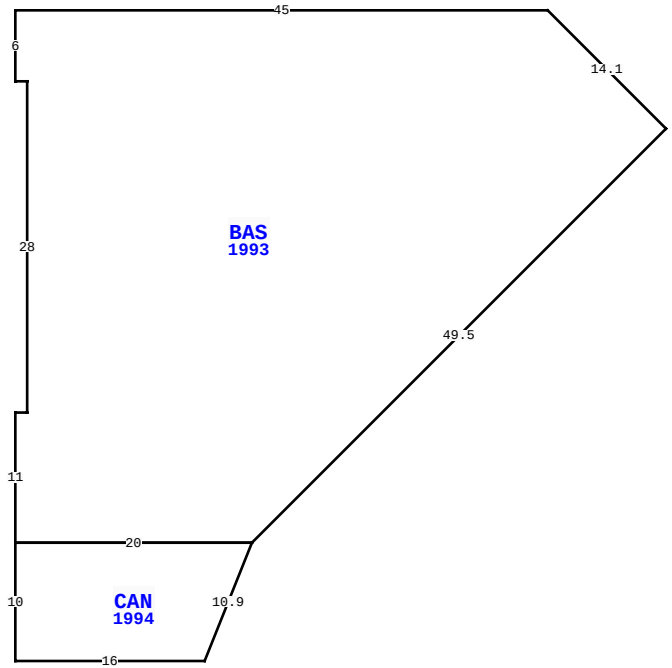
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Common Wall		63 100
Story Height		13 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,785	100	1993	1,785	93,356
CAN	180	30	1994	54	2,824
TOTALS	1,965			1,839	96,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,839	88.8287	104.60	192,359	1987	1987	0	0	0	50.00	50.00

10 COMNTYSHOP 0% - 0 Heated Area: 1785 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150219	UPS STORE	7,000	02/03/2015
20150184	STARBUCKS	720,000	01/29/2015
20150185	MATTRESS STORE	100,000	01/29/2015
20150037	STARBUCKS	35,000	01/08/2015
20142234	CONNECT HEARING	2,200	10/15/2014
20142236	CONNECT HEARING	100	10/15/2014

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] U10 L10 W45 S6 E1 S28 W1 S11 CAN=[YR=1994] S10 E16 U10 R4 W20$ E20 U35 R35 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

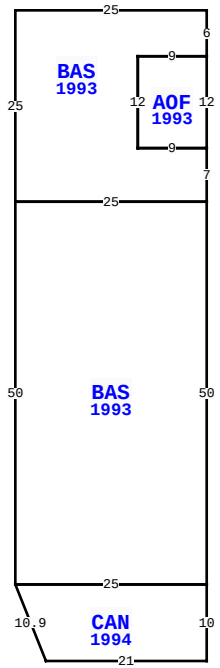
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Common Wall		63 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
AOF	108	100	1993	108	5,574
BAS	517	100	1993	517	26,680
BAS	1,250	100	1993	1,250	64,507
CAN	230	30	1994	69	3,561
TOTALS	2,105			1,944	100,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,944	87.6506	103.21	200,640	1987	1987	0	0	0	50.00	50.00

11 COMNTYSHOP 0% - 0 Heated Area: 1875 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141728	H/AC	5,000	08/06/2014
20131749	H/AC	93,000	07/25/2013
20131764	REMODEL	20,000	07/25/2013
20131743	REMODEL	820,000	07/24/2013
20131280	REMODEL	75,000	06/06/2013
20130485	GAS	300	03/11/2013

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] W25 S25 BAS=[YR=1993] S50 CAN=[YR=1994] D10 R4 E21 N10 W25$ E25 N50 W25$ E25 N7 AOF=[YR=1993] N12 W9S12 E9$ W9 N12 E9 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

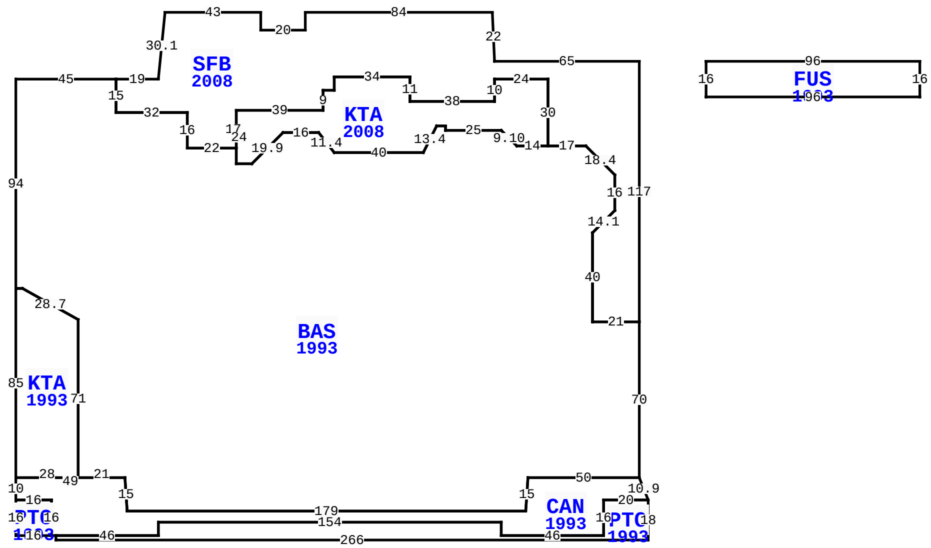
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 60
Interior Floo	10	TERRAZZO 40
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		59 100
Frame	03	MASONRY 100
Common Wall		16 100
Story Height		21 100
RMS		25 100
Stories	1.5	1.5 100
Units		0 100
Quality Adjustme	04	QUALITY Level 04
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	42,790	100	1993	42,790	3,425,340
CAN	3,164	30	1993	949	75,968
FUS	1,536	100	1993	1,536	122,957
KTA	2,205	110	1993	2,426	194,202
KTA	3,113	110	2008	3,424	274,091
PTO	256	5	1993	13	1,041
PTO	1,776	5	1993	89	7,125
SFB	9,547	80	2008	7,638	611,422
TOTALS	64,387			58,865	4,712,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1401	04	58,865	123.1574	160.10	9,424,286	1987	2002	0	0	0	50.00	50.00

12 SUPER MRKT 0% - 0   Heated Area: 57282   HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130485	GAS	300	03/11/2013
20130104	REMODEL	47,789	01/15/2013
20130051	REMODEL	53,000	01/08/2013
20130052	REMODEL	21,000	01/08/2013
20122458	REMODEL	6,633	12/06/2012
20122459	REMODEL	28,453	12/06/2012

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						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W65 U22 L1 W84 S8 W20 N8 W43 D30 L3 W19 BAS=[YR=1993] W45 S94 KTA=[YR=1993] S85 CAN=[YR=1993] S10 PTO=[YR=1993] S16 E16 N16 W16$ E16 S16 E2 PTO=[YR=1993] S2 E266 N18 W20 S16 W46 N6 W154 S6 W46$ E46 N6 E154 S6 E46 N16 E20 U10 L4 W50 D15 L1 W179 U15 L1 W49$ E28 N71 U14 L25 W3$ E3 R25 D14 S71 E21 D15 R1 E179 U15 R1 E50 N70 W21 N40 U10 R10 N16 U13 L13 W17 KTA=[YR=2008] N30 W24 S10 W38 N11 W34 S6 W5 S9 W39 S24 E7 U14 R14 E16 D9 R7 E40 U12 R6 E4 S2 E25 D7 R7 E14$ W14 U7 L7 W25 N2 W4 D12 L6 W40 U9 L7 W16 D14 L14 W7 N7 W22 N16 W32 N15$ S15 E32 S16 E22 N17 E39 N9 E5 N6 E34 S11 E38 N10 E24 S30 E17 D13 R13 S16 D10 L10 S40 E21 N117$ PTR= E30 FUS=[YR=1993] E96 S16 W96 N16$

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

TOTAL OB/XF 0

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 01/07/2026 BY KWX   Total Acres: 12.59   Total Land Value: 3,022,961   Market: 0   Agricultural: 0   Common: 0   PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Common Wall		81 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

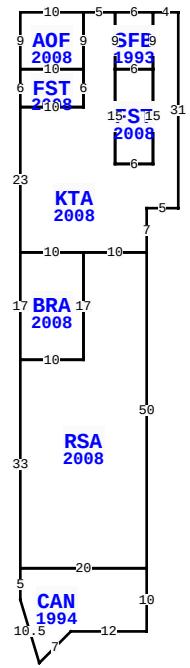
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	90	100	2008	90	4,832
BRA	170	110	2008	187	10,039
CAN	213	30	1994	64	3,436
FST	60	50	2008	30	1,611
FST	90	50	2008	45	2,416
KTA	621	110	2008	683	36,667
RSA	830	110	2008	913	49,015
SFB	54	80	1993	43	2,309
TOTALS	2,128			2,055	110,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	2,055	91.1849	107.37	220,645	1987	1995	0	0	0	50.00	50.00

13 COMNTYSHOP 0% - 0 Heated Area: 1754 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122408	REMODEL	22,500	11/30/2012
20122321	H/AC	126,000	11/15/2012
20122322	H/AC	26,000	11/15/2012
20122279	REMODEL	131,735	11/07/2012
20122280	REMODEL	53,300	11/07/2012
20122232	REMODEL	29,200	11/01/2012

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						

BUILDING NOTES

BUILDING DIMENSIONS

RSA=[YR=2008;ORIG=-25,55] S33 E20 N50 W10 S17 W10 $
KTA=[YR=2008;ORIG=0,0] W4 S9 S15 W6 N15 N9 W5 S9 S6 W10 S23 E10 E10 N7 E5 N31 $
CAN=[YR=1994;ORIG=-25,88] S5 D10R3 U5R5 E12 N10 W20 $
BRA=[YR=2008;ORIG=-25,38] S17 E10 N17 W10 $
FST=[YR=2008;ORIG=-10,9] S15 E6 N15 W6 $
AOF=[YR=2008;ORIG=-15,0] W10 S9 E10 N9 $
FST=[YR=2008;ORIG=-25,9] S6 E10 N6 W10 $
SFB=[YR=1993;ORIG=-4,0] W6 S9 E6 N9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

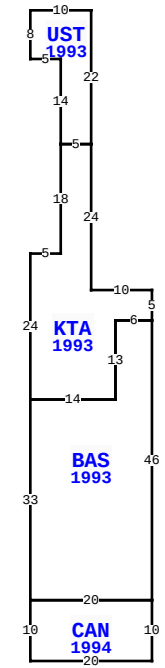
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Common Wall		87 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	738	100	1993	738	38,598
CAN	200	30	1994	60	3,138
KTA	432	110	1993	475	24,843
UST	150	40	1993	60	3,138
TOTALS	1,520			1,333	69,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,333	88.8287	104.60	139,432	1987	2000	0	0	0	50.00	50.00

14 COMNTYSHOP 0% - 0 Heated Area: 1170 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122235	REMODEL	14,867	11/01/2012
20122199	REPAIR/RRF	372,500	10/25/2012
20122147	REMODEL	1,500,000	10/18/2012
20122122	REMODEL	448,000	10/12/2012
20121944	H/AC	24,814	09/21/2012
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						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 S8 E5 S14 KTA=[YR=1993] S18 W5 S24
BAS=[YR=1993] S33 CAN=[YR=1994] S10 E20 N10 W20$ E20 N46W6
S13 W14$ E14 N13 E6 N5 W10 N24 W5$ E5 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

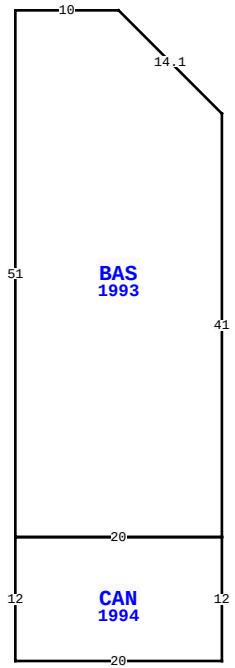
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Common Wall		85 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	970	100	1993	970	56,382
CAN	240	30	1994	72	4,185
TOTALS	1,210			1,042	60,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,042	98.7248	116.25	121,132	1987	1987	0	0	0	50.00	50.00

15 COMNTYSHOP 0% - 0 Heated Area: 970 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121775	REMODEL	60,713	08/30/2012
20121776	REMODEL	23,000	08/30/2012
20121767	MECH OTHER	182,446	08/29/2012
20121565	REMODEL	400,000	08/02/2012
20111658	SIGN	1,000	09/21/2011
20111426	MECH OTHER	1,500	08/19/2011

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] U10 L10 W10 S51 CAN=[YR=1994] S12 E20 N12 W20$E20 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		21 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
QUALITY	04	QUALITY Level 04

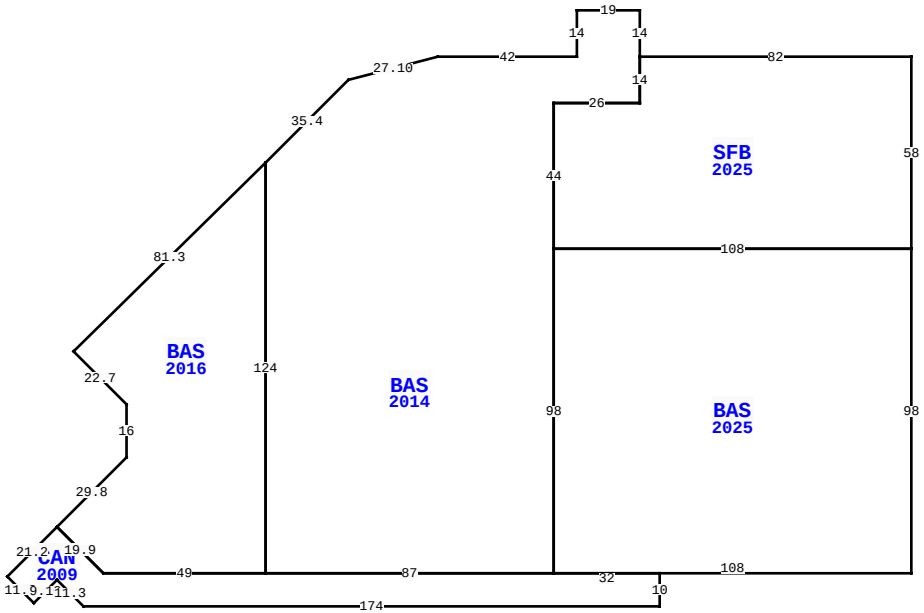
Quality Adjustme			
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,620	100	2014	13,620	858,809
BAS	5,012	100	2016	5,012	316,032
BAS	10,584	100	2025	10,584	667,374
CAN	2,062	30	2009	619	39,031
SFB	5,900	80	2025	4,720	297,620
TOTALS	37,178			34,555	2,178,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	34,555	107.0989	126.11	4,357,731	1995	2000	0	0	0	50.00	50.00

16 COMNTYSHOP 0% - 0 Heated Area: 33936 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111404	SIGN	1,350	08/17/2011
20111283	H/AC	4,700	08/02/2011
20111208	GAS	1,500	07/25/2011
20111193	H/AC	10,000	07/22/2011
20111119	REMODEL	0	07/11/2011
20111121	H/AC	0	07/11/2011

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=2014;ORIG=-82,0] N14 W19 S14 W42 D7L27 D25L25 S124 E87 N98 N44 E26 N14 $
BAS=[YR=2025;ORIG=0,58] W108 S98 E108 N98 $
SFB=[YR=2025;LABEL=storeroom;ORIG=0,0] S58 W108 N44 E26 N14 E82 $
BAS=[YR=2016;ORIG=-195,32] D57L58 D16R16 S16 D21L21 D14R14 E49 N124 $
CAN=[YR=2009;ORIG=-258,142] D15L15 D8R8 U7R7 D8R8 E174 N10 W32 W87 W49 U14L14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

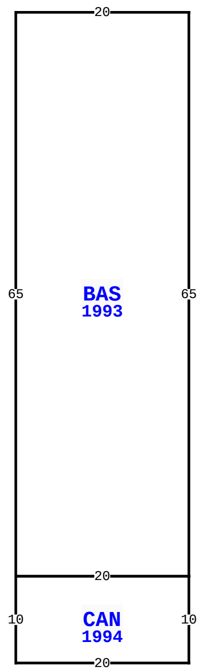
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Common Wall		41 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy / Quality	00 / 04	NONE 100 / Quality Level 04
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	1,300	100	1993	1,300	73,847
CAN	200	30	1994	60	3,409
TOTALS	1,500			1,360	77,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,360	96.4864	113.61	154,510	1987	1987	0	0	0	50.00	50.00

17 COMNTYSHOP 0% - 0 Heated Area: 1300 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111083	REPAIR/RRF	1,800	07/01/2011
20111067	REMODEL	105,000	06/29/2011
20111035	DEMOLITION	400	06/23/2011
20110472	OTHER	4,100	04/01/2011
20102014	SIGN	2,000	11/22/2010
20101941	SIGN	50	11/09/2010

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] W20 S65 CAN=[YR=1994] S10 E20 N10 W20$E20 N65$.

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

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

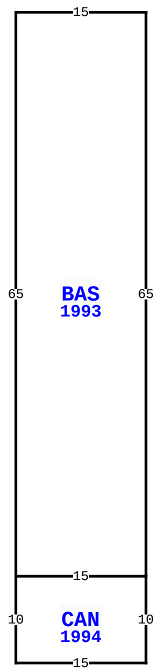
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Common Wall		81 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality / Occupancy	04 / 00	Quality Level 04 / NONE 100
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	975	100	1993	975	54,439
CAN	150	30	1994	45	2,513
TOTALS	1,125			1,020	56,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	1,020	94.8370	111.67	113,903	1987	1990	0	0	0	50.00	50.00

18 COMNTYSHOP 0% - 0 Heated Area: 975 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101755	H/AC	4,000	10/12/2010
20101637	H/AC	5,600	09/21/2010
20101501	SIGN	1,500	09/02/2010
20101502	ELEC OTHER	200	09/02/2010
20101505	REMODEL	4,000	09/02/2010
20101377	ELEC OTHER	350	08/18/2010

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] W15 S65 CAN=[YR=1994] S10 E15 N10 W15$E15 N65$.

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

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT LOTS 21,22 OF LARCHMONT S/D
PBK3-13 & PT LOTS 38,39 & ABND
R/W'S OF SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0038-0000

BUILDING CHARACTERISTICS

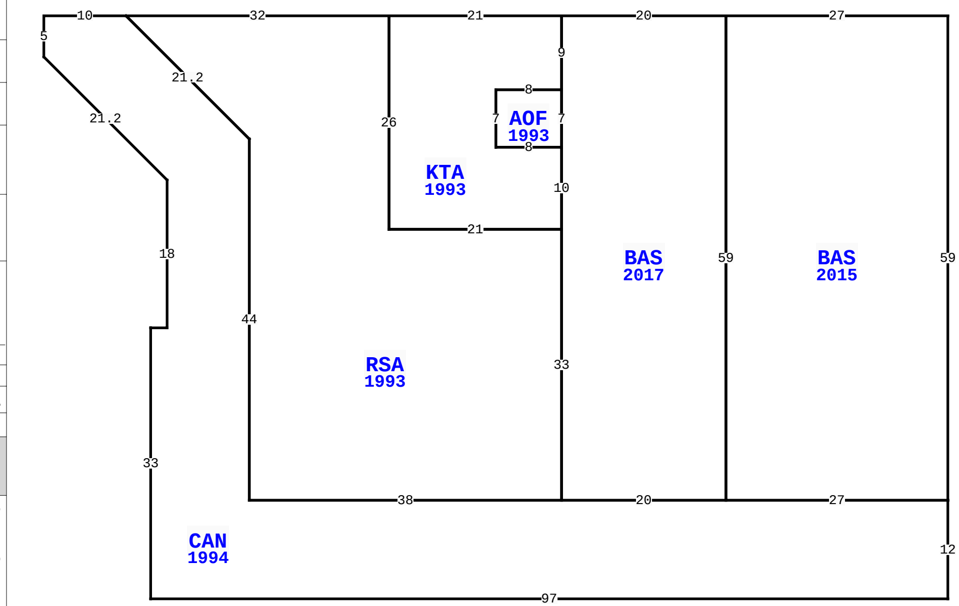
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		13 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
Occupancy	00	NONE 100
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
AOF	56	100	1993	56	3,068
BAS	1,593	100	2015	1,593	87,257
BAS	1,180	100	2017	1,180	64,635
CAN	1,871	30	1994	561	30,729
KTA	490	110	1993	539	29,524
RSA	1,809	110	1993	1,990	109,003
TOTALS	6,999			5,919	324,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	5,919	93.0374	109.55	648,426	1995	1995	0	0	0	50.00	50.00

19 COMNTYSHOP 0% - 0 Heated Area: 5128 HX Base Yr



1910 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 19 of 19 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,887,360
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	15,910,321
SOH/AGL Deduction	8,247,984
ASSESSED VALUE	7,662,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,662,337
TOTAL JUST VALUE	15,910,321
NCON VALUE	0
INCOME VALUE	15910321
PREVIOUS YEAR MKT VALUE	10,287,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101136	REMODEL	400	07/13/2010
20101097	H/AC	5,100	07/06/2010
20091559	SIGN	100	11/17/2009
20091358	SIGN	100	10/06/2009
20091295	SIGN	100	09/24/2009
20091196	H/AC	4,000	09/08/2009

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

CAN=[YR=1994;ORIG=-100,-1] W10 S5 D15R15 S18 W2 S33 E97 N12 W27 W20 W38 N44 U15L15 $
RSA=[YR=1993;ORIG=-68,-1] W32 D15R15 S44 E38 N33 W21 N26 $
BAS=[YR=2015;ORIG=0,-1] W27 S59 E27 N59 $
BAS=[YR=2017;ORIG=-27,-1] W20 S9 S7 S10 S33 E20 N59 $
KTA=[YR=1993;ORIG=-47,-1] W21 S26 E21 N10 W8 N7 E8 N9 $
AOF=[YR=1993;ORIG=-47,15] N7 W8 S7 E8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/07/2026 BY KWX Total Acres: 12.59 Total Land Value: 3,022,961 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS