PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 2557/609

SEVEN ELEVEN YULEE LLC
P O BOX 620257
OVIEDO, FL 32762-0257

2026

01-2N-27-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

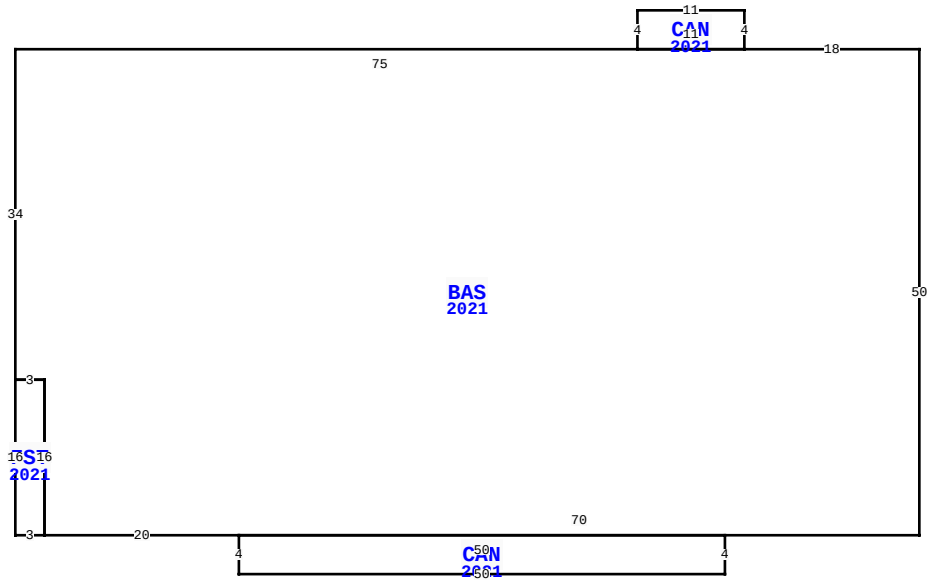
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
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	4,602	100	2021	4,602	789,874
CAN	44	30	2021	13	2,231
CAN	200	30	2021	60	10,298
FST	48	50	2021	24	4,119
TOTALS	4,894			4,699	806,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,699	133.6965	175.14	822,983	2021	2021	0	0	0	2.00	98.00

1 CONVESTORE 0% - 2023 Heated Area: 4602 HX Base Yr



96001 LOFTON SQUARE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	806,523
TOTAL MARKET OB/XF VALUE	195,423
TOTAL LAND VALUE - MARKET	1,212,720
TOTAL MARKET VALUE	2,214,666
SOH/AGL Deduction	0
ASSESSED VALUE	2,214,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,214,666
TOTAL JUST VALUE	2,214,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,181,546

7 ELEVEN STORE #41622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002279	XFOB - FUEL DISPE	70,000	02/25/2021
20006379	NEW CONSTR-7 ELEV	584,412	02/25/2021
20006386	XFOB-7 ELEVEN DUM	15,504	02/25/2021
B210002278	XFOB-7 ELEVEN CAN	70,000	02/25/2021
20008067	XFOB-7 ELEVEN DIS	70,000	02/25/2021
P0509434	OTHER	1,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0609	4/21/2022	SW	U	I	40	7,822,600
GRANTOR: AILERON YULEE LLC						
GRANTEE: SEVEN ELEVEN YULEE						
2354/0802	4/16/2020	SW	U	V	12	1,500,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: AILERON YULEE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 CAN=[YR=2021] N4 W11 S4 E11$ W75 S34
FST=[YR=2021] S16 E3 N16 W3$ E3 S16 E20 CAN=[YR=2021] S4
E50 N4 W50$ E70 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
1	0803	ASPHALT C	0	0	0	0	14,462.00	SF	2.00	2.00	100	2021	2021	3	84	24,296	
2	0400	CONC CURB	0	0	0	0	536.00	LF	15.00	15.00	100	2021	2021	3	99	7,960	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	12,018	
4	0812	CONCRETE C	0	0	0	0	1,548.00	SF	4.00	4.00	100	2021	2021	3	98	6,068	
5	4310	CANOPIES F	0	0	136	20	2,720.00	UT	22.75	22.75	100	2021	2021	3	80	49,504	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2021	3	95	475	
7	0812	CONCRETE C	0	0	75	20	1,500.00	SF	4.00	4.00	100	2021	2021	3	98	5,880	
8	0812	CONCRETE C	0	0	92	23	2,116.00	SF	4.00	4.00	100	2021	2021	3	98	8,295	
9	4950	BOLLARD	0	0	0	0	51.00	UT	100.00	100.00	100	2021	2021	3	100	5,100	
10	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	2021	2021	3	98	4,586	

TOTAL OB/XF 124,182

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	001410	C	CONV STORE	0		PUD	236.00	217.00	50,530.00	SF		1.00	1.00	1.00	24.00	24.00	1,212,720							

REVIEW DATE 05/09/2025 BY DCA Total Acres: 0.00 Total Land Value: 1,212,720 Market: 0 Agricultural: 0 Common: 1,212,720 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 OF SEC 1-2N-27E
& PT NW1/4 OF SW1/4 OF
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SEVEN ELEVEN YULEE LLC
P O BOX 620257
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2026

01-2N-27-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
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BASE TAXABLE VALUE	2,214,666
TOTAL JUST VALUE	2,214,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,181,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14855	ELEC OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/0609	4/21/2022	SW	U	I	40	7,822,600
GRANTOR: AILERON YULEE LLC						
GRANTEE: SEVEN ELEVEN YULEE						
2354/0802	4/16/2020	SW	U	V	12	1,500,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: AILERON YULEE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2021	2021	3	98	1,835	
12	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2021	2021	3	100	1,100	
13	0463	FENCE GATE	0	0	0	0	4.00	UT	900.00	900.00	100	2021	2021	3	95	3,420	
14	1123	CB 8"	0	0	0	0	410.00	SF	6.15	6.15	100	2021	2021	3	98	2,471	
15	0811	CONCRETE B	0	0	26	24	624.00	SF	5.20	5.20	100	2021	2021	3	98	3,180	
16	0801	ASPHALT A	0	0	26	8	208.00	SF	3.00	3.00	100	2021	2021	3	84	524	
17	0400	CONC CURB	0	0	0	0	69.00	LF	15.00	15.00	100	2021	2021	3	99	1,025	
18	0812	CONCRETE C	0	0	0	0	2,586.00	SF	4.00	4.00	100	2021	2021	3	98	10,137	
19	0810	CONCRETE A	0	0	316	1	316.00	SF	6.50	6.50	100	2021	2021	3	98	2,013	
20	0381	COOLER	0	0	17	15	255.00	SF	82.50	82.50	100	2021	2021	3	95	19,986	

TOTAL OB/XF 45,691

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 05/09/2025 BY DCA Total Acres: 0.00 Total Land Value: 1,212,720 Market: 0 Agricultural: 0 Common: 1,212,720 PRINTED 07/09/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: FIRST FEDERAL BANK						
GRANTEE: AILERON YULEE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21	0381	COOLER	0	0	0	0	326.00	SF	82.50	82.50	100	2021	2021	3	95	25,550	

LAND DESCRIPTION

TOTAL OB/XF 25,550

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 05/09/2025 BY DCA Total Acres: 0.00 Total Land Value: 1,212,720 Market: 0 Agricultural: 0 Common: 1,212,720 PRINTED 07/09/2026 BY SYS