PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

30 WEST PERSHING LLC
C/O ASSOCIATE GENERAL COUNSEL, 909 WALNUT ST STE 200
KANSAS CITY, MO 64106

2026

01-2N-27-0000-0003-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

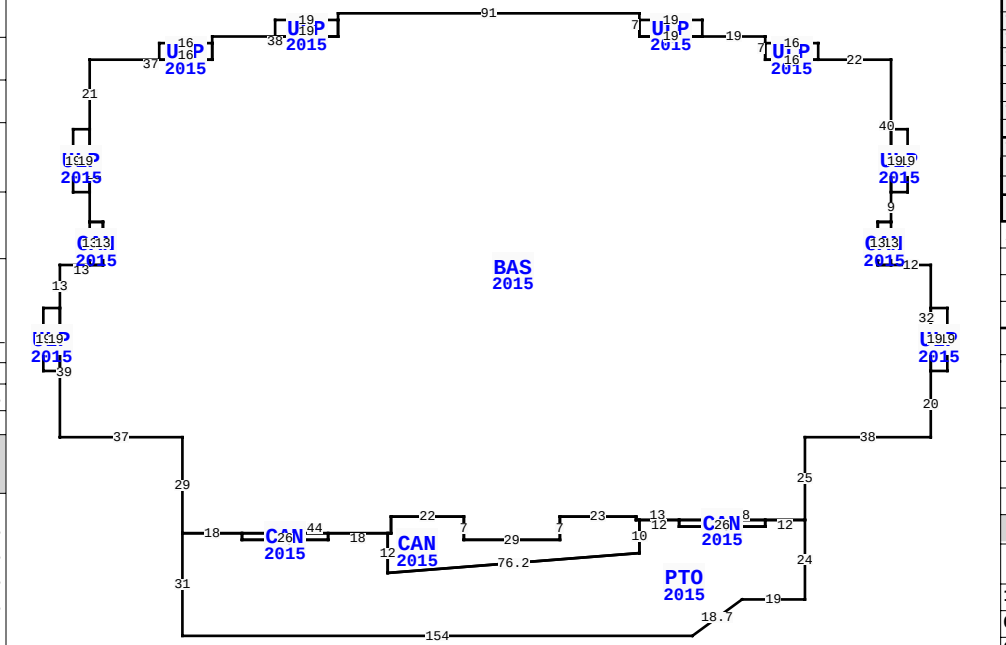
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		58 100
Frame	03	MASONRY 100
Story Height		32 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3200	THEATER/AUDITORIUM
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	35,463	100	2015	35,463	2,912,505
CAN	52	30	2015	16	1,314
CAN	52	30	2015	16	1,314
CAN	52	30	2015	16	1,314
CAN	52	30	2015	16	1,314
CAN	855	30	2015	256	21,025
PTO	4,949	5	2015	247	20,286
ULP	80	15	2015	12	986
ULP	80	15	2015	12	986
ULP	95	15	2015	14	1,150
TOTALS	42,205			36,138	2,967,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3201	04	36,138	140.6304	256.65	9,274,818	2015	2015	60	0	0	8.00	32.00

1 THEATER 0% - 0 Heated Area: 35463 HX Base Yr



** This building has 15 Sub-Areas

96012 AMELIA STATION PKWY, 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	2,967,942
TOTAL MARKET OB/XF VALUE	78,647
TOTAL LAND VALUE - MARKET	1,779,858
TOTAL MARKET VALUE	4,826,447
SOH/AGL Deduction	0
ASSESSED VALUE	4,826,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,826,447
TOTAL JUST VALUE	4,826,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,743,054

AMC CLASSIC YULEE 10_ MOVIE THEATER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428492	CO ISSUED	6,318,524	02/10/2015
M1520683	WALKIN COOLER	0	02/01/2015
M1420032	H/AC	0	08/01/2014
E1427724	NEW CONSTR	600,000	06/01/2014
B1428492	NEW CONSTR	6,318,524	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/0365	3/20/2014	SW	Q	I	01	850,000

GRANTOR: CONCOURSE STATE LLC

GRANTEE: 30 WEST PERSHING LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22ULP=[YR=2015] N5W16S5E16$
W16N7W19ULP=[YR=2015] N5W19S5E19$W19 N7W91S2ULP=[YR=2015]
W19S5E19N5$S5 W38S2ULP=[YR=2015] W16S5E16N5$S5W37
S21ULP=[YR=2015] W5S19E5N19$S28 CAN=[YR=2015]
S13E4N13W4$E4S13W13S13 ULP=[YR=2015] W5S19E5N19$S39E37S29
PTO=[YR=2015] S31E154 R15 U11 E19N24 W12S2W26N2W12S10 D6 L76
N12W18 S2W26N2W18$E18CAN=[YR=2015] S2E26N2
W26$E44CAN=[YR=2015] S12 R76 U6 N10W1
N1W23S7W29N7W22S5W1$E1N5E22S7 E29N7E23S1E13CAN=[YR=2015]
S2E26N2 W26$E38N25E38N20ULP=[YR=2015] E5N19
W5S19$N32W12CAN=[YR=2015] N13W4S13E4 $W4N13E4N9ULP=[YR=2015]
E5N19W5S19$ N40$.

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	35,463.00	SF	3.00	3.00	10	2015	2015	3	10	10,639	
2	0978	SECURTY LT	0	0	0	0	18.00	UT	450.00	450.00	10	2015	2015	3	10	810	
3	0976	DECORATIVE	0	0	0	0	13.00	UT	125.00	125.00	10	2015	2015	3	10	163	
4	0976	DECORATIVE	0	0	0	0	6.00	UT	93.75	93.75	10	2015	2015	3	10	56	
5	0812	CONCRETE C	0	0	0	0	5,838.00	SF	4.00	4.00	10	2015	2015	3	10	2,335	
6	0400	CONC CURB	0	0	0	0	1,220.00	LF	15.00	15.00	10	2015	2015	3	10	1,830	
7	0819	CONC 12"	0	0	0	0	612.00	SF	9.50	9.50	10	2015	2015	3	10	581	
8	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	10	2015	2015	3	10	80	
9	1126	CB/STC 8"	0	0	53	0	424.00	SF	8.00	8.00	10	2015	2015	3	10	339	
10	0462	ST/AL FNC	0	0	16	0	128.00	SF	12.50	12.50	10	2015	2015	3	10	160	

TOTAL OB/XF 16,993

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	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00	SF		1.00	1.00	1.00	4.50	4.50	1,779,858							

REVIEW DATE 06/01/2026 BY TD Total Acres: 0.00 Total Land Value: 1,779,858 Market: 0 Agricultural: 0 Common: 1,779,858 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

30 WEST PERSHING LLC
C/O ASSOCIATE GENERAL COUNSEL, 909 WALNUT ST STE 200
KANSAS CITY, MO 64106

2026

01-2N-27-0000-0003-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3200	THEATER/AUDITORIUM	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,967,942
TOTAL MARKET OB/XF VALUE	78,647
TOTAL LAND VALUE - MARKET	1,779,858
TOTAL MARKET VALUE	4,826,447
SOH/AGL Deduction	0
ASSESSED VALUE	4,826,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,826,447
TOTAL JUST VALUE	4,826,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,743,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/0365	3/20/2014	SW	Q	I	01	850,000

GRANTOR: CONCOURSE STATE LLC
GRANTEE: 30 WEST PERSHING LL

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		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	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	10	2015	2015	3	10	40	
12	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	10	2015	2015	3	10	405	
13	0803	ASPHALT C	0	0	0	0	112,984.00	SF	2.00	2.00	10	2015	2015	3	10	22,597	
14	0812	CONCRETE C	0	0	0	0	3,787.00	SF	4.00	4.00	10	2015	2015	3	10	1,515	
15	0400	CONC CURB	0	0	0	0	5,032.00	LF	15.00	15.00	10	2015	2015	3	10	7,548	
16	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	10	2015	2015	3	10	30	
17	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	10	2015	2015	3	10	3,036	
18	0975	ST LT/ARM	0	0	0	0	17.00	UT	500.00	500.00	10	2015	2015	3	10	850	
19	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	10	2015	2015	3	10	450	
20	0803	ASPHALT C	0	0	0	0	31,500.00	SF	2.00	2.00	10	2015	2015	3	10	6,300	

TOTAL OB/XF 42,771

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 06/01/2026 BY TD Total Acres: 0.00 Total Land Value: 1,779,858 Market: 0 Agricultural: 0 Common: 1,779,858 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

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KANSAS CITY, MO 64106

2026

01-2N-27-0000-0003-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3200	THEATER/AUDITORIUM	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,967,942
TOTAL MARKET OB/XF VALUE	78,647
TOTAL LAND VALUE - MARKET	1,779,858
TOTAL MARKET VALUE	4,826,447
SOH/AGL Deduction	0
ASSESSED VALUE	4,826,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,826,447
TOTAL JUST VALUE	4,826,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,743,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1908/0365	3/20/2014	SW	Q	I	01	850,000

GRANTOR: CONCOURSE STATE LLC
GRANTEE: 30 WEST PERSHING LL

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		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	0812	CONCRETE C	0	0	0	0	1,252.00	SF	4.00	4.00	10	2015	2015	3	10	501	
22	0400	CONC CURB	0	0	0	0	743.00	LF	15.00	15.00	10	2015	2015	3	10	1,115	
23	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	10	2015	2015	3	10	8	
24	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	10	2015	2015	3	10	1,012	
25	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	10	2015	2015	3	10	200	
26	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	10	2015	2015	3	10	40	
27	0803	ASPHALT C	0	0	0	0	7,456.00	SF	2.00	2.00	10	2015	2015	3	10	1,491	
28	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	10	2015	2015	3	10	723	
29	0803	ASPHALT C	0	0	0	0	45,964.00	SF	2.00	2.00	10	2015	2015	3	10	9,193	
30	0400	CONC CURB	0	0	0	0	1,414.00	LF	15.00	15.00	10	2015	2015	3	10	2,121	

TOTAL OB/XF 16,404

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 06/01/2026 BY TD Total Acres: 0.00 Total Land Value: 1,779,858 Market: 0 Agricultural: 0 Common: 1,779,858 PRINTED 07/09/2026 BY SYS

PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	4002.00		

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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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL JUST VALUE	4,826,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,743,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/0365	3/20/2014	SW	Q	I	01	850,000

GRANTOR: CONCOURSE STATE LLC
GRANTEE: 30 WEST PERSHING LL

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		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
31	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	10	2015	2015	3	10	8	
32	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	10	2015	2015	3	10	1,771	
33	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	10	2015	2015	3	10	400	
34	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	10	2015	2015	3	10	300	

LAND DESCRIPTION

TOTAL OB/XF 2,479

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 06/01/2026 BY TD Total Acres: 0.00 Total Land Value: 1,779,858 Market: 0 Agricultural: 0 Common: 1,779,858 PRINTED 07/09/2026 BY SYS