PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

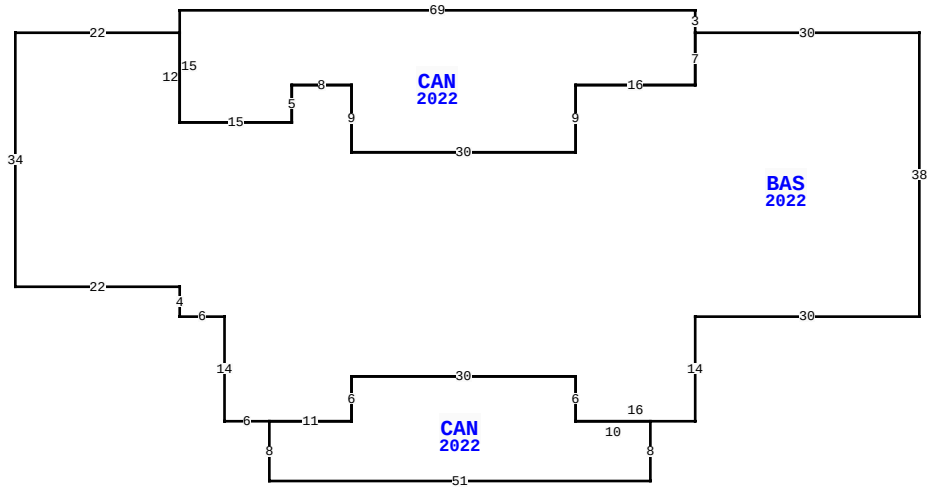
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Fixtures | | 11 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 8 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,384 | 100 | 2022 | 4,384 | 496,928 |
| CAN | 588 | 30 | 2022 | 176 | 19,949 |
| CAN | 1,035 | 30 | 2022 | 310 | 35,139 |
| TOTALS | 6,007 | | | 4,870 | 552,016 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 03 | 4,870 | 112.4550 | 127.36 | 620,243 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

1 CLUB HOUSE 0% - 2023 Heated Area: 4384 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE |
| XF DATE | | | LAND DATE 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE |

74700 MILLS PRESERVE CIR, YULEE

## 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 | 0350 | CARPORT WD | 0 | 0 | 27 | 27 | 729.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 8,529 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 16 | 16 | 256.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 2,995 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 16 | 16 | 256.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 2,995 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 16 | 16 | 256.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 2,995 | |
| 5 | 0350 | CARPORT WD | 0 | 0 | 16 | 16 | 256.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 2,995 | |
| 6 | 0350 | CARPORT WD | 0 | 0 | 16 | 16 | 256.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 90 | 2,995 | |
| 7 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 166,935.00 | SF | 2.00 | 2.00 | 100 | 2022 | 2022 | 3 | 86 | 287,128 | |
| 8 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 43,304.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 171,484 | |
| 9 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 5,787.00 | LF | 15.00 | 15.00 | 100 | 2022 | 2022 | 3 | 99 | 85,937 | |
| 10 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 23.00 | UT | 25.00 | 25.00 | 100 | 2022 | 2022 | 3 | 99 | 569 | |

TOTAL OB/XF 568,622

## 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 | 000300 | C | MULTI-FAMILY | 0 | 0003 | RG-1 | 0.00 | 0.00 | 188.00 | UT | | 1.00 | 1.00 | 1.00 | 16,500.00 | 16,500.00 | 3,102,000 | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

MILLS CREEK PRESERVE (APARTMENTS)__ 188 TOTAL RENT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002304 | XFOB-SCRN ENCL 4- | 46,706 | 02/10/2022 |
| 22002305 | XFOB-SCRN ENCL 3- | 46,706 | 02/10/2022 |
| 22002306 | XFOB-SCRN ENCL 6- | 46,706 | 02/10/2022 |
| 22002307 | XFOB-SCRN ENCL 7- | 46,706 | 02/10/2022 |
| 22002308 | XFOB-SCRN ENCL 8- | 46,706 | 02/10/2022 |
| 22002311 | XFOB-SCRN ENCL 9- | 46,706 | 02/10/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W30 CAN=[YR=2022] N3 W69 S15 E15 N5 E8 S9 E30 N9 E16 N7 $ S7 W16 S9 W30 N9 W8 S5 W15 N12 W22 S34 E22 S4 E6 S14 E6 CAN=[YR=2022] S8 E51 N8 W10 N6 W30 S6 W11$ E11 N6 E30 S6 E16 N14 E30 N38$.

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

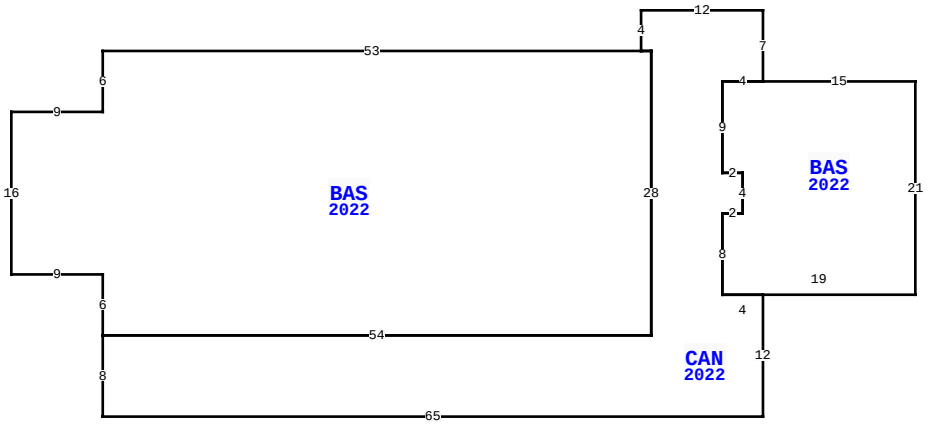
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Fixtures | | 9 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 16 100 |
| RMS | | 4 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 391 | 100 | 2022 | 391 | 50,783 |
| BAS | 1,656 | 100 | 2022 | 1,656 | 215,077 |
| CAN | 800 | 30 | 2022 | 240 | 31,170 |
| TOTALS | 2,847 | | | 2,287 | 297,030 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 03 | 2,287 | 128.8560 | 145.93 | 333,742 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

2 CLUB HOUSE 0% - 2023 Heated Area: 2047 HX Base Yr




74700 MILLS PRESERVE CIR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/17/2025 KW | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 DG | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002316 | XFOB-SCRN ENCL 10 | 46,706 | 02/10/2022 |
| 22002318 | XFOB-SCRN ENCL 11 | 46,706 | 02/10/2022 |
| 21013536 | XFOB-ENTRY GATE | 8,000 | 10/05/2021 |
| 21008514 | SWIM POOL | 217,550 | 06/29/2021 |
| C9009725 | NEW CONSTR-BLDG 8 | 2,720,074 | 05/12/2020 |
| 19009665 | NEW CONSTR-BLDG 1 | 6,292,444 | 05/12/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 CAN=[YR=2022] N7 W12 S4 BAS=[YR=2022] W53 S6 W9 S16 E9 S6 E54 N28 W1$ E1 S28 W54 S8 E65 N12 W4 N8 E2 N4 W2 N9 E4$ W4 S9 E2 S4 W2 S8 E19 N21$.

## 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 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 72.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 96 | 2,212 | |
| 12 | 0865 | POOL SF | 0 | 0 | 0 | 0 | 2,174.00 | SF | 80.00 | 80.00 | 100 | 2022 | 2022 | | 95 | 165,224 | |
| 13 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 16,982.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 168,122 | |
| 14 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 412.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 93 | 3,832 | |
| 15 | 0475 | VF 4 SBPL | 0 | 0 | 0 | 0 | 58.00 | LF | 14.00 | 14.00 | 100 | 2022 | 2022 | 3 | 96 | 780 | |
| 16 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 288 | |
| 17 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 2,869.00 | LF | 15.00 | 15.00 | 100 | 2022 | 2022 | 3 | 96 | 41,314 | |
| 18 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 1,728 | |
| 19 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 576 | |
| 20 | 1126 | CB/STC 8" | 0 | 0 | 109 | 0 | 109.00 | SF | 8.00 | 8.00 | 100 | 2022 | 2022 | 3 | 99 | 863 | |

TOTAL OB/XF 384,939

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

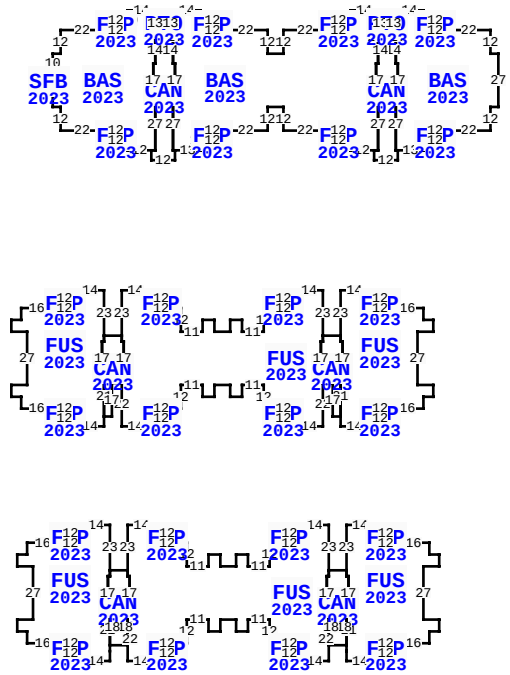
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,819 | 100 | 2023 | 2,819 | 425,167 |
| BAS | 2,819 | 100 | 2023 | 2,819 | 425,167 |
| BAS | 5,638 | 100 | 2023 | 5,638 | 850,335 |
| CAN | 318 | 30 | 2023 | 95 | 14,328 |
| CAN | 318 | 30 | 2023 | 95 | 14,328 |
| CAN | 376 | 30 | 2023 | 113 | 17,043 |
| CAN | 376 | 30 | 2023 | 113 | 17,043 |
| CAN | 616 | 30 | 2023 | 185 | 27,902 |
| CAN | 616 | 30 | 2023 | 185 | 27,902 |
| FSP | 60 | 55 | 2023 | 33 | 4,977 |
| TOTALS | 34,642 | | | 31,932 | 4,816,048 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 31,932 | 99.7500 | 179.55 | 5,733,391 | 2022 | 2022 | 0 | 0 | 15 | 1.00 | 84.00 |

3 APART/LUX 0% - 2023 Heated Area: 30342 HX Base Yr




** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/20/2026 | DC |
| INC DATE | 05/13/2026 | DG | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009678 | NEW CONSTR-BLDG 2 | 292,991 | 05/12/2020 |
| 19009685 | NEW CONSTR-BLDG 3 | 3,675,016 | 05/12/2020 |
| 19009696 | NEW CONSTR-BLDG 4 | 3,684,915 | 05/12/2020 |
| 19009703 | NEW CONSTR-BLDG 6 | 2,874,644 | 05/12/2020 |
| 19009707 | NEW CONSTR-BLDG 7 | 3,684,915 | 05/12/2020 |
| 19009726 | NEW CONSTR-BLDG 9 | 2,874,644 | 05/12/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## 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 | 6,321.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 25,031 | |
| 22 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 156.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 96 | 4,792 | |
| 23 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 576 | |
| 24 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 978.00 | LF | 20.00 | 20.00 | 100 | 2022 | 2022 | 3 | 96 | 18,778 | |
| 25 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 1,152 | |
| 26 | 0966 | FIRE SPRNK | 3 | 0 | 0 | 0 | 30,316.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 90,039 | |
| 27 | 0966 | FIRE SPRNK | 4 | 0 | 0 | 0 | 29,392.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 87,294 | |
| 28 | 0966 | FIRE SPRNK | 6 | 0 | 0 | 0 | 23,320.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 69,260 | |
| 29 | 0966 | FIRE SPRNK | 5 | 0 | 0 | 0 | 29,392.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 87,294 | |
| 30 | 0966 | FIRE SPRNK | 7 | 0 | 0 | 0 | 23,320.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 69,260 | |

TOTAL OB/XF 453,476

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,49] S27 E1 S17 W1 S27 E1 E13 N10 E12 E22 N12 E8 S12 E22 E12 S5 S5 E12 E2 N27 W1 N17 E1 N27 W14 S5 S5 W12 W22 S12 W8 N12 W22 W12 N5 N5 W14 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-5,217] N3 N23 E14 S4 S5 E12 E4 S12 E11 N6 E6 S6 E8 N6 E6 S6 E11 N12 E4 E12 N5 N4 E14 S23 S3 W1 S17 E1 S4 S22 W14 N4 N5 W12 W4 N12 W11 S6 W6 N6 W8 S6 W6 N6 W11 S12 W4 W12 S5 S4 W14 N22 N4 E1 N17 W1 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-2,336] N3 N23 E14 S4 S5 E12 E4 S12 E11 N6 E6 S6 E8 N6 E6 S6 E11 N12 E4 E12 N5 N4 E14 S23 S3 W1 S17 E1 S4 S22 W14 N4 N5 W12 W4 N12 W11 S6 W6 N6 W8 S6 W6 N6 W11 S12 W4 W12 S5 S4 W14 N22 N4 E1 N17 W1 $
BAS=[YR=2023;ORIG=-36,110] N12 W4 N9 N8 N10 E4 N12 E22 E12

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |

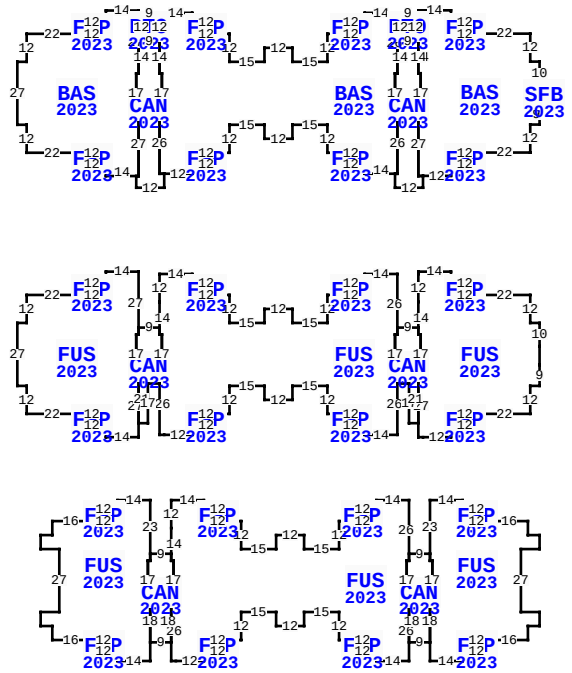
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,819 | 100 | 2023 | 2,819 | 450,474 |
| BAS | 2,819 | 100 | 2023 | 2,819 | 450,474 |
| BAS | 4,808 | 100 | 2023 | 4,808 | 768,316 |
| CAN | 318 | 30 | 2023 | 95 | 15,181 |
| CAN | 318 | 30 | 2023 | 95 | 15,181 |
| CAN | 376 | 30 | 2023 | 113 | 18,057 |
| CAN | 376 | 30 | 2023 | 113 | 18,057 |
| CAN | 617 | 30 | 2023 | 185 | 29,563 |
| CAN | 618 | 30 | 2023 | 185 | 29,563 |
| FSP | 60 | 55 | 2023 | 33 | 5,273 |
| TOTALS | 34,723 | | | 32,026 | 6,117,739 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 32,026 | 99.7500 | 179.55 | 5,750,268 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

4 APART/LUX 0% - 2023 Heated Area: 30438 HX Base Yr




** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/20/2026 | DC |
| INC DATE | 05/13/2026 | DG | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 14 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009727 | NEW CONSTR-BLDG 1 | 3,210,365 | 05/12/2020 |
| 19009728 | NEW CONSTR-BLDG 1 | 2,720,074 | 05/12/2020 |
| 19009732 | NEW CONSTR-BLDG 1 | 108,143 | 05/12/2020 |
| 19009741 | NEW CONSTR-BLDG 1 | 108,143 | 05/12/2020 |
| 19009745 | NEW CONSTR-BLDG 2 | 103,796 | 05/12/2020 |
| 19009748 | NEW CONSTR-BLDG 2 | 18,933 | 05/12/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## 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 | 0966 | FIRE SPRNK | 8 | 0 | 0 | 0 | 26,122.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 99 | 77,582 | |
| 32 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 810.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 3,208 | |
| 33 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,855.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 7,346 | |
| 34 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,517.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 6,007 | |
| 35 | 0812 | CONCRETE C | 14 | 0 | 0 | 0 | 260.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 1,030 | |
| 36 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 96 | 576 | |
| 37 | 1126 | CB/STC 8" | 0 | 0 | 10 | 4 | 40.00 | SF | 8.00 | 8.00 | 100 | 2022 | 2022 | 3 | 99 | 317 | |
| 38 | 0092 | AUTO GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 3,500.00 | 3,500.00 | 100 | 2022 | 2022 | 3 | 90 | 12,600 | |
| 39 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 23.00 | UT | 2,530.00 | 2,530.00 | 100 | 2022 | 2022 | 3 | 96 | 55,862 | |
| 40 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2022 | 2022 | 3 | 96 | 480 | |

TOTAL OB/XF 165,008

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-41,-44] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=2ND FLR;ORIG=-41,68] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=3RD FLR;ORIG=-36,165] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

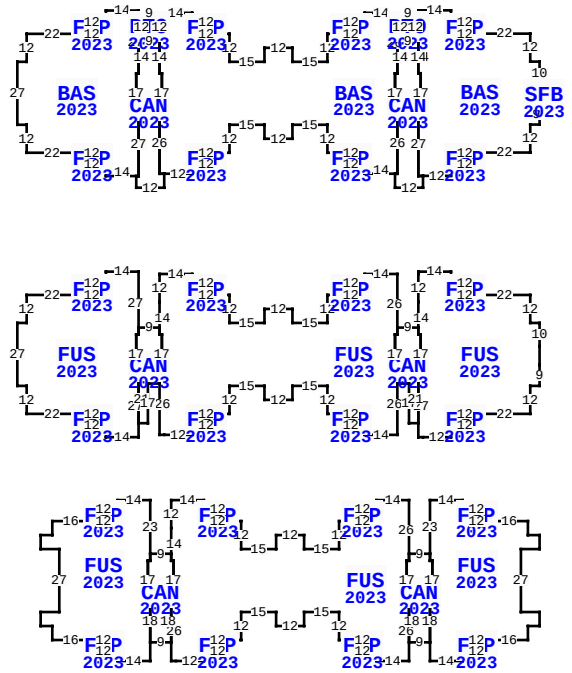
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,819 | 100 | 2023 | 2,819 | 450,474 |
| BAS | 2,819 | 100 | 2023 | 2,819 | 450,474 |
| BAS | 4,808 | 100 | 2023 | 4,808 | 768,316 |
| CAN | 318 | 30 | 2023 | 95 | 15,181 |
| CAN | 318 | 30 | 2023 | 95 | 15,181 |
| CAN | 376 | 30 | 2023 | 113 | 18,057 |
| CAN | 376 | 30 | 2023 | 113 | 18,057 |
| CAN | 617 | 30 | 2023 | 185 | 29,563 |
| CAN | 618 | 30 | 2023 | 185 | 29,563 |
| FSP | 60 | 55 | 2023 | 33 | 5,273 |
| TOTALS | 34,723 | | | 32,026 | 6,117,739 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 32,026 | 99.7500 | 179.55 | 5,750,268 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

5 APART/LUX 0% - 2023 Heated Area: 30438 HX Base Yr




** This building has 42 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/20/2026 | DC |
| INC DATE | 05/13/2026 | DG | AG DATE | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009749 | NEW CONSTR-BLDG 2 | 6,182 | 05/12/2020 |
| 19009751 | NEW CONSTR-BLDG 2 | 6,182 | 05/12/2020 |
| 19009757 | NEW CONSTR-BLDG 2 | 6,182 | 05/12/2020 |
| 19009764 | NEW CONSTR-BLDG 2 | 6,182 | 05/12/2020 |
| 19009765 | NEW CONSTR-BLDG 2 | 6,182 | 05/12/2020 |
| 19009771 | NEW CONSTR-BLDG 3 | 64,061 | 05/12/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 5.00 | UT | 100.00 | 100.00 | 100 | 2022 | 2022 | 3 | 100 | 500 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-41,-44] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=2ND FLR;ORIG=-41,68] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

FUS=[YR=2023;LABEL=3RD FLR;ORIG=-36,165] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S12 S14 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $

## LAND DESCRIPTION

TOTAL OB/XF 500

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |

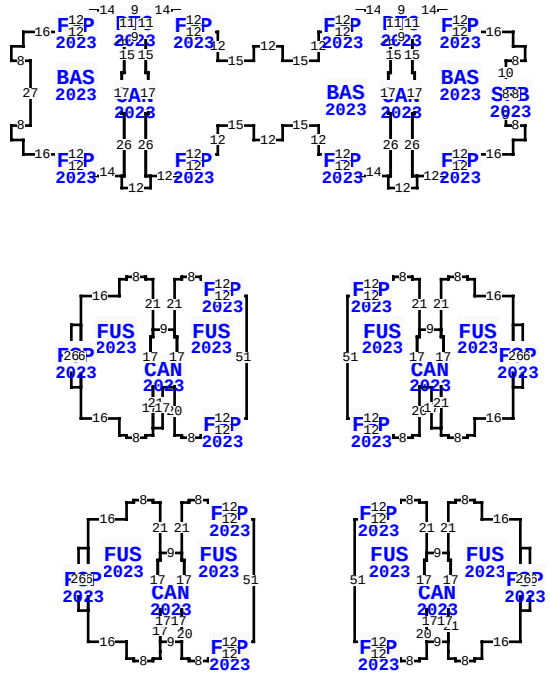
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 4,808 | 100 | 2023 | 4,808 | 746,364 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 367 | 30 | 2023 | 110 | 17,076 |
| CAN | 367 | 30 | 2023 | 110 | 17,076 |
| CAN | 616 | 30 | 2023 | 185 | 28,719 |
| CAN | 616 | 30 | 2023 | 185 | 28,719 |
| FSP | 60 | 55 | 2023 | 33 | 5,123 |
| TOTALS | 27,528 | | | 24,892 | 3,864,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 24,892 | 96.9000 | 174.42 | 4,341,663 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

6 APART/LUX 0% - 2023 Heated Area: 23346 HX Base Yr




** This building has 40 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | |
| XF DATE | | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009784 | NEW CONSTR-COMPAC | 16,422 | 05/12/2020 |
| 20003258 | SITE WORK | 5,375,000 | 05/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,11] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
BAS=[YR=2023;ORIG=120,20] W16 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E16 N6 E5 N6 W8 N9 N8 N10 E8 N6 W5 N6 $
BAS=[YR=2023;ORIG=-42,11] W14 S4 S5 W12 W16 S6 W5 S6 E8 S27 W8 S6 E5 S6 E16 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=120,130] W16 N7 W3 N1 W8 S1 W3 S21 S3 E1 S17 W1 S21 S3 E3 S1 E8 N1 E3 N7 E16 N51 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=81,147] N3 N21 W3 N1 W8 S1 W3 S2 S5 W12 W4 S51 E4 E12 S5 S2 E3 S1 E8 N1 E3 N20 N4 W1 N17 E1

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

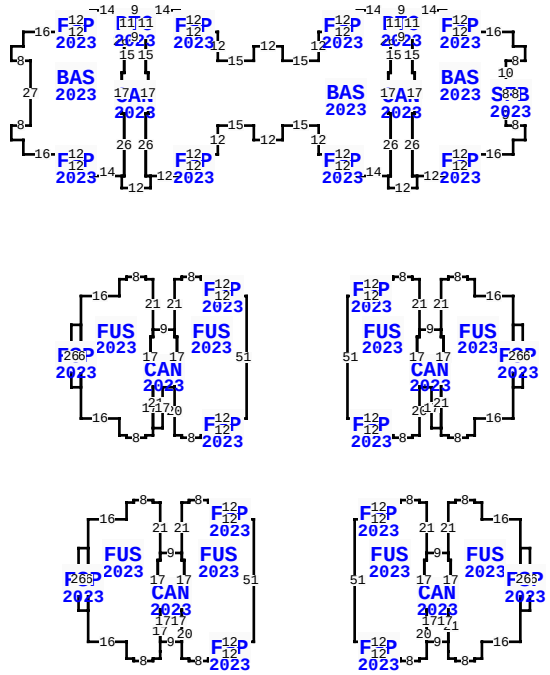
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 4,808 | 100 | 2023 | 4,808 | 746,364 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 367 | 30 | 2023 | 110 | 17,076 |
| CAN | 367 | 30 | 2023 | 110 | 17,076 |
| CAN | 616 | 30 | 2023 | 185 | 28,719 |
| CAN | 616 | 30 | 2023 | 185 | 28,719 |
| FSP | 60 | 55 | 2023 | 33 | 5,123 |
| TOTALS | 27,528 | | | 24,892 | 3,864,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 24,892 | 96.9000 | 174.42 | 4,341,663 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

7 APART/LUX 0% - 2023 Heated Area: 23346 HX Base Yr




** This building has 40 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/17/2025 KW | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 DG | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 7 of 14 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,11] W14 S4 S5 W12 W4 S12 W15 N6 W12 S6 W15 N12 W4 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E4 N12 E15 S6 E12 N6 E15 S12 E4 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
BAS=[YR=2023;ORIG=120,20] W16 W12 N5 N4 W14 S11 S15 E1 S17 W1 S26 E2 E12 N4 N5 E12 E16 N6 E5 N6 W8 N9 N8 N10 E8 N6 W5 N6 $
BAS=[YR=2023;ORIG=-42,11] W14 S4 S5 W12 W16 S6 W5 S6 E8 S27 W8 S6 E5 S6 E16 E12 S5 S4 E14 N26 W1 N17 E1 N26 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=120,130] W16 N7 W3 N1 W8 S1 W3 S21 S3 E1 S17 W1 S21 S3 E3 S1 E8 N1 E3 N7 E16 N51 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=81,147] N3 N21 W3 N1 W8 S1 W3 S2 S5 W12 W4 S51 E4 E12 S5 S2 E3 S1 E8 N1 E3 N20 N4 W1 N17 E1

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

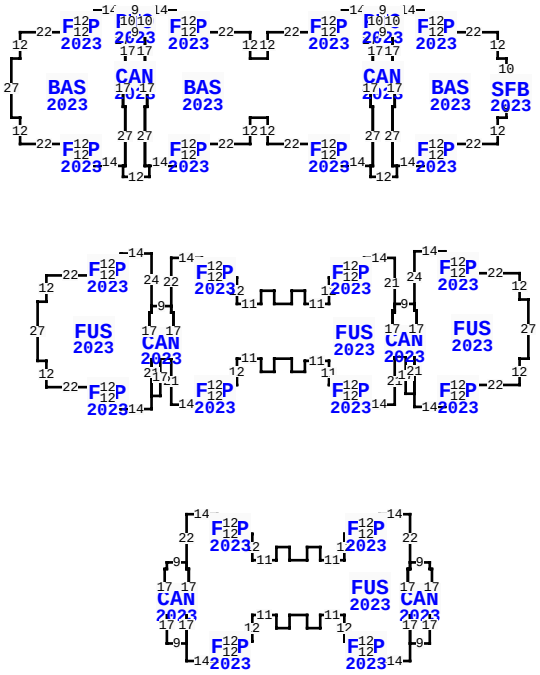
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 20 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,819 | 100 | 2023 | 2,819 | 454,765 |
| BAS | 2,819 | 100 | 2023 | 2,819 | 454,765 |
| BAS | 5,638 | 100 | 2023 | 5,638 | 909,530 |
| CAN | 318 | 30 | 2023 | 95 | 15,326 |
| CAN | 318 | 30 | 2023 | 95 | 15,326 |
| CAN | 367 | 30 | 2023 | 110 | 17,746 |
| CAN | 367 | 30 | 2023 | 110 | 17,746 |
| CAN | 643 | 30 | 2023 | 193 | 31,135 |
| CAN | 643 | 30 | 2023 | 193 | 31,135 |
| FSP | 60 | 55 | 2023 | 33 | 5,324 |
| TOTALS | 30,170 | | | 27,592 | 4,451,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 27,592 | 100.7000 | 181.26 | 5,001,326 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

8 APART/LUX 0% - 2023 Heated Area: 26128 HX Base Yr




** This building has 36 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | |
| XF DATE | | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=53,37] N27 W14 S5 S5 W12 W22 S12 W8 N12 W22 W12 N5 N5 W14 S10 S17 E1 S17 W1 S27 E14 N5 N5 E12 E22 N12 E8 S12 E22 E12 S5 S5 E14 N27 W1 N17 E1 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=70,240] W14 S4 S5 W12 W4 S12 W11 N6 W6 S6 W8 N6 W6 S6 W11 N12 W4 W12 N5 N4 W14 S22 S3 E1 S17 W1 S17 S8 E14 N4 N5 E12 E4 N12 E11 S6 E6 N6 E8 S6 E6 N6 E11 S12 E4 E12 S5 S4 E14 N8 N17 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=63,123] W14 S4 S5 W12 W4 S12 W11 N6 W6 S6 W8 N6 W6 S6 W11 N12 W4 W12 N5 N4 W14 S22 S3 E1 S17 W1 S4 S21 E14 N4 N5 E12 E4 N12 E11 S6 E6 N6 E8 S6 E6 N5 E11 S11 E4 E12 S5 S4 E14 N21 N4 W1 N17 E1 N3 N21 $
BAS=[YR=2023;ORIG=110,20] W22 W12 N5 N5 W14 S10 S17 E1 S17 W1

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

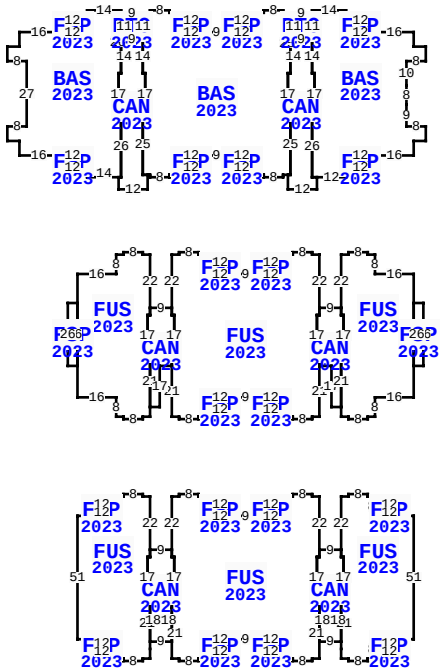
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 3,557 | 100 | 2023 | 3,557 | 552,167 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 376 | 30 | 2023 | 113 | 17,541 |
| CAN | 376 | 30 | 2023 | 113 | 17,541 |
| CAN | 608 | 30 | 2023 | 182 | 28,252 |
| CAN | 609 | 30 | 2023 | 183 | 28,408 |
| FSP | 60 | 55 | 2023 | 33 | 5,123 |
| TOTALS | 26,606 | | | 23,960 | 3,719,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 23,960 | 96.9000 | 174.42 | 4,179,103 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

9 APART/LUX 0% - 2023 Heated Area: 22395 HX Base Yr




** This building has 39 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | |
| XF DATE | | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-51,-8] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S11 S14 E1 S17 W1 S25 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N25 W1 N17 E1 N25 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-39,92] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-39,192] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
BAS=[YR=2023;ORIG=0,0] W16 W12 N5 N4 W14 S1 S11 S14 E1 S17 W1

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

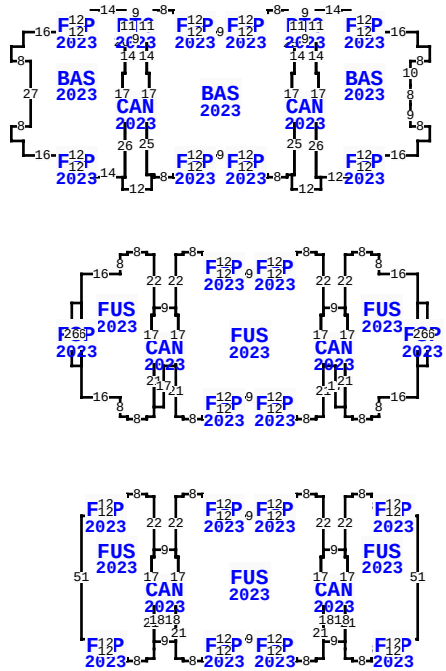
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Units | | 24 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 2,356 | 100 | 2023 | 2,356 | 365,731 |
| BAS | 3,557 | 100 | 2023 | 3,557 | 552,167 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 318 | 30 | 2023 | 95 | 14,747 |
| CAN | 376 | 30 | 2023 | 113 | 17,541 |
| CAN | 376 | 30 | 2023 | 113 | 17,541 |
| CAN | 608 | 30 | 2023 | 182 | 28,252 |
| CAN | 609 | 30 | 2023 | 183 | 28,408 |
| FSP | 60 | 55 | 2023 | 33 | 5,123 |
| TOTALS | 26,606 | | | 23,960 | 3,719,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0302 | 03 | 23,960 | 96.9000 | 174.42 | 4,179,103 | 2022 | 2022 | 0 | 0 | 10 | 1.00 | 89.00 |

10 APART/LUX 0% - 2023 Heated Area: 22395 HX Base Yr




** This building has 39 Sub-Areas

74700 MILLS PRESERVE CIR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | |
| XF DATE | | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-51,-8] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S11 S14 E1 S17 W1 S25 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N25 W1 N17 E1 N25 $
FUS=[YR=2023;LABEL=2ND FLR;ORIG=-39,92] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
FUS=[YR=2023;LABEL=3RD FLR;ORIG=-39,192] W3 N1 W8 S1 W3 S3 S5 W12 W9 W12 N5 N3 W3 N1 W8 S1 W3 S22 S3 E1 S17 W1 S4 S21 E3 S1 E8 N1 E3 N3 N5 E12 E9 E12 S5 S3 E3 S1 E8 N1 E3 N21 N4 W1 N17 E1 N3 N22 $
BAS=[YR=2023;ORIG=0,0] W16 W12 N5 N4 W14 S1 S11 S14 E1 S17 W1

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Units | | 12 100 |
| Quality | 03 | Quality Level 03 |

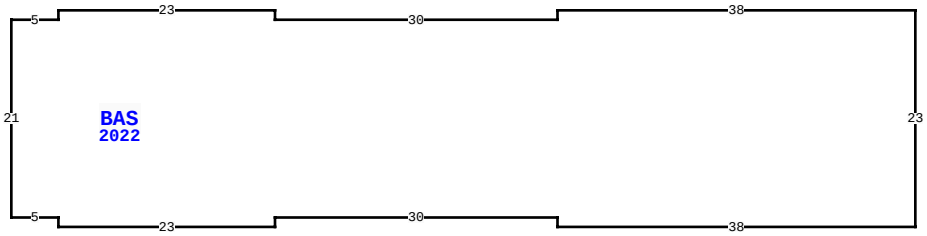
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,138 | 100 | 2022 | 2,138 | 55,836 |
| TOTALS | 2,138 | | | 2,138 | 55,836 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0304 | 03 | 2,138 | 78.7500 | 26.38 | 56,400 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

11 APART/GAR 0% - 2023 Heated Area: 2138 HX Base Yr




74700 MILLS PRESERVE CIR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/20/2026 | DC |
| INC DATE | 05/13/2026 | DG | AG DATE | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Units | | 12 100 |
| Quality | 03 | Quality Level 03 |

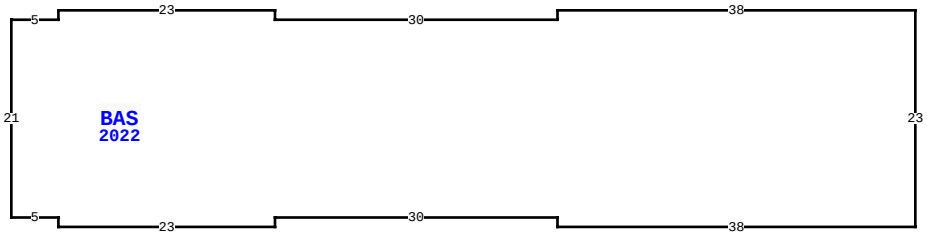
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,138 | 100 | 2022 | 2,138 | 55,836 |
| TOTALS | 2,138 | | | 2,138 | 55,836 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0304 | 03 | 2,138 | 78.7500 | 26.38 | 56,400 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

12 APART/GAR 0% - 2023 Heated Area: 2138 HX Base Yr




74700 MILLS PRESERVE CIR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | |
| XF DATE | | | LAND DATE | 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Units | | 12 100 |
| Quality | 03 | Quality Level 03 |

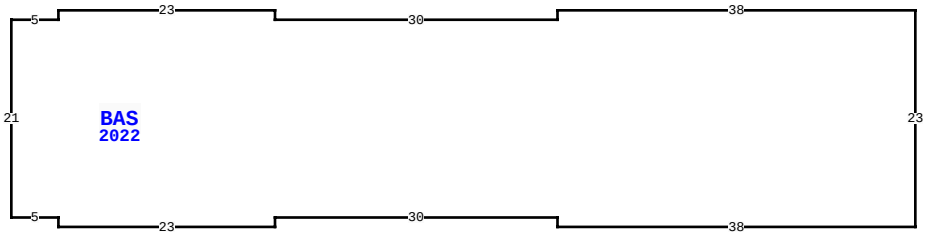
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,138 | 100 | 2022 | 2,138 | 55,836 |
| TOTALS | 2,138 | | | 2,138 | 55,836 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0304 | 03 | 2,138 | 78.7500 | 26.38 | 56,400 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

13 APART/GAR 0% - 2023 Heated Area: 2138 HX Base Yr




74700 MILLS PRESERVE CIR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE | | |
| XF DATE | | | LAND DATE | 04/20/2026 | DC |
| INC DATE | 05/13/2026 | DG | AG DATE | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W38 S1 W30 N1 W23 S1 W5 S21 E5 S1 E23 N1 E30 S1 E38 N23$.

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SEC 12-2N-26E
IN OR 2361/231
ESMT IN OR 2433-1856,1861, OR 24

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

**2026**

**12-2N-26-0000-0001-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

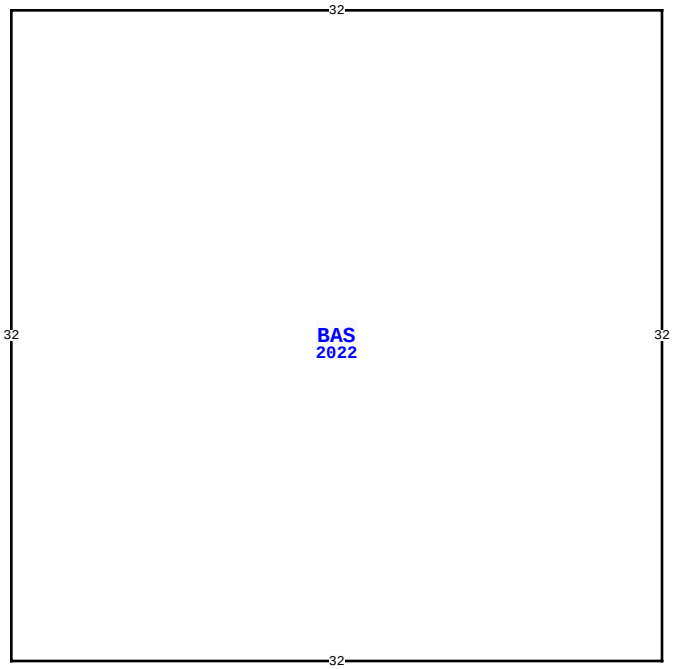
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,024 | 100 | 2022 | 1,024 | 30,808 |
| TOTALS | 1,024 | | | 1,024 | 30,808 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0304 | 03 | 1,024 | 90.7200 | 30.39 | 31,119 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

14 APART/GAR 0% - 2023 Heated Area: 1024 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/17/2025 | KW | LGL DATE |
| XF DATE | | | LAND DATE 04/20/2026 DC |
| INC DATE | 05/13/2026 | DG | AG DATE |

74700 MILLS PRESERVE CIR, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 30,207,851 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 30,207,851 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,207,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,207,851 |
| TOTAL JUST VALUE | 30,207,851 |
| NCON VALUE | 0 |
| INCOME VALUE | 30207851 |
| PREVIOUS YEAR MKT VALUE | 29,500,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2361/0231 | 5/14/2020 | SW | U | V | 11 | 100 |
| GRANTOR: DAVIS COMPANIES LLC | | | | | | |
| GRANTEE: MILLS CREEK PRESERV | | | | | | |
| 2252/1204 | 1/31/2019 | SW | Q | V | 03 | 1,000,000 |
| GRANTOR: FIRST FEDERAL BANK SU | | | | | | |
| GRANTEE: DAVIS COMPANIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W32 S32 E32 N32$.

## 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 04/17/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS