

EAGLES CROSSING LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

24-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 3		4
VALUATION SUMMARY												
VALUATION BY								DIRECT_CAP				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								5,496,261				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								0				
TOTAL MARKET VALUE								5,496,261				
SOH/AGL Deduction								654,710				
ASSESSED VALUE								4,841,551				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								4,841,551				
TOTAL JUST VALUE								5,496,261				
NCON VALUE								0				
INCOME VALUE								5496261				
PREVIOUS YEAR MKT VALUE								4,691,267				
PERMIT NUM		DESCRIPTION					AMT		ISSUED			
250012189									11/03/2025			
B250001016		BUILDOUT - SUITE					183,445		01/30/2025			
B240012128		BUILD NON LOAD BE					9,000		10/29/2024			
SU240010850		LUXE PICNICS BY L					4,000		09/20/2024			
SU240007783		SIGNAGE FOR BH DE					3,329		07/01/2024			
B240002601		DEMO OF WALLS AND					500		03/05/2024			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2125/0802		6/08/2017		SW	Q	I	01	5,465,000				
GRANTOR: SCGV-YULEE LLC												
GRANTEE: EAGLES CROSSING LLC												
2125/0799		6/08/2017		QC	U	I	11	100				
GRANTOR: SCGV-YULEE LLC												
GRANTEE: EAGLES CROSSING LLC												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2009;LABEL=Suites:12-16;ORIG=0,0] W123 S78 E21 N6 E20 S4 E82 N76 \$												
BAS=[YR=2009;LABEL=Suite7;ORIG=-201,0] W51 S72 E51 N72 \$												
BAS=[YR=2009;LABEL=Suite:1&2;ORIG=-330,0] W42 S72 E21 S6 E21 N78 \$												
BAS=[YR=2009;LABEL=Suite4;ORIG=-290,0] W22 S76 E22 N76 \$												
BAS=[YR=2009;LABEL=Suite10;ORIG=-143,0] W21 S76 E21 N76 \$												
BAS=[YR=2009;LABEL=Suite11;ORIG=-123,0] W20 S76 E20 N76 \$												
BAS=[YR=2009;LABEL=Suite5;ORIG=-270,0] W20 S76 E20 N76 \$												
BAS=[YR=2009;LABEL=Suite9;ORIG=-164,0] W19 S76 E19 N76 \$												
BAS=[YR=2009;LABEL=Suite3;ORIG=-312,0] W18 S76 E18 N76 \$												
BAS=[YR=2009;LABEL=Suite8;ORIG=-183,0] W18 S68 D4R2 E16 N72 \$												
ND LUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
81,795												
Common: 0												
PRINTED 07/09/2026 BY SYS												

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