PT OF SEC 25-2N-28E
IN OR 2135/586
BEING FUTURE IN-LINE PARCEL

VILLAGES OF AMELIA LLC
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2026

25-2N-28-0000-0002-0296

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	04	REIN CONC 100
Story Height		21 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

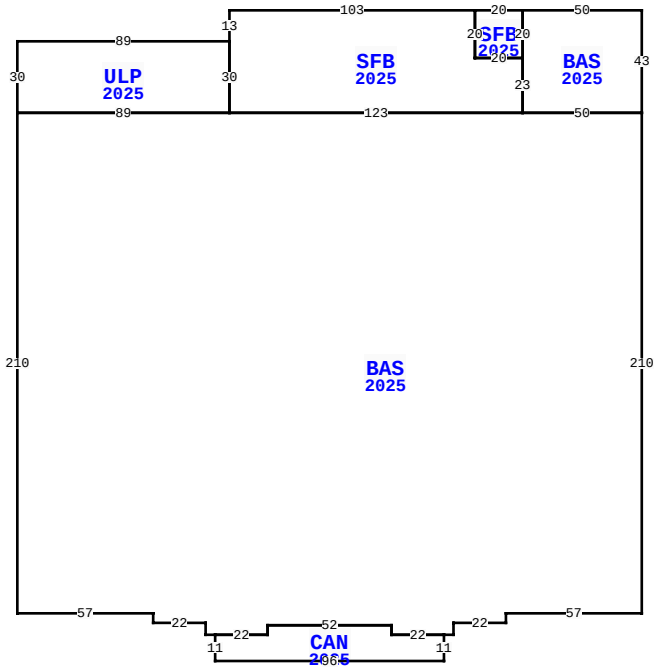
DOR CODE 1300 DEPARTMENT STORES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2025	2,150	275,258
BAS	55,924	100	2025	55,924	7,159,771
CAN	1,264	30	2025	379	48,522
SFB	400	80	2025	320	40,968
SFB	4,889	80	2025	3,911	500,713
ULP	2,670	15	2025	400	51,211
TOTALS	67,297			63,084	8,076,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1302	04	63,084	157.7114	129.32	8,158,023	2024	2024	0	0	0	1.00	99.00

1 DISC STORE 0% - 2025 Heated Area: 62305 HX Base Yr



463937 SR 200 3, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/22/2026 DG	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
1	0803	ASPHALT C	0	0	0	0	180,000.00	SF	2.00	2.00	100	2018	2018	3	78	280,800	
2	0400	CONC CURB	0	0	0	0	3,744.00	LF	15.00	15.00	100	2018	2018	3	97	54,475	
3	0400	CONC CURB	0	0	0	0	715.00	LF	15.00	15.00	100	2018	2018	3	97	10,403	
4	0812	CONCRETE C	0	0	777	6	4,662.00	SF	4.00	4.00	100	2018	2018	3	96	17,902	
5	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	2018	2018	3	97	388	
6	0812	CONCRETE C	0	0	0	0	2,873.00	SF	4.00	4.00	100	2018	2018	3	96	11,032	
7	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	100	2018	2018	3	90	38,709	
8	0975	ST LT/ARM	0	0	0	0	17.00	UT	500.00	500.00	100	2018	2018	3	90	7,650	
9	0803	ASPHALT C	0	0	0	0	8,500.00	SF	2.00	2.00	100	2018	2018	3	78	13,260	
10	0400	CONC CURB	0	0	0	0	577.00	LF	15.00	15.00	100	2018	2018	3	97	8,395	

TOTAL OB/XF 443,014

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,310,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,310,772
SOH/AGL Deduction	0
ASSESSED VALUE	11,310,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,310,772
TOTAL JUST VALUE	11,310,772
NCON VALUE	0
INCOME VALUE	11310772
PREVIOUS YEAR MKT VALUE	11,104,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012022	NEW GROUND UP SPO	11,218,455	10/25/2024
SU240007875		22,500	07/03/2024
B240003443	CONSTRUCTION OF A	11,218,455	03/26/2024
18004557	BUILD OUT-RACK RO	761,491	08/08/2018
18002385	BUILD OUT-FIVE BE	1,478,414	04/30/2018
17007471	UNIT C-FIVE BELOW	1,076,145	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0586	7/21/2017	SW	U	I	11	100

GRANTOR: VILLAGES OF AMELIA LL
GRANTEE: VILLAGES OF AMELIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,-30] E89 E123 E50 S210 W57 S4 W22 S5 W4 W22 N4 W52 S4 W22 W4 N5 W22 N4 W57 N210 $
SFB=[YR=2025;LABEL=Recieving;ORIG=59,-73] E103 S20 E20 S23 W123 N30 N13 $
ULP=[YR=2025;ORIG=59,-30] W89 N30 E89 S30 $
BAS=[YR=2025;ORIG=182,-73] E50 S43 W50 N23 N20 $
CAN=[YR=2025;ORIG=53,189] E22 N4 E52 S4 E22 S11 W96 N11 $
SFB=[YR=2025;LABEL=Riser rm;ORIG=162,-73] E20 S20 W20 N20 $
.

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		PUD	0.00	0.00	453,459.60	SF		1.00	1.00	1.00	8.75	8.75	3,967,772							

REVIEW DATE 10/04/2024 BY DC Total Acres: 10.41 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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VILLAGES OF AMELIA LLC
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2026

25-2N-28-0000-0002-0296

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1300	DEPARTMENT 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	
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,310,772
SOH/AGL Deduction	0
ASSESSED VALUE	11,310,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,310,772
TOTAL JUST VALUE	11,310,772
NCON VALUE	0
INCOME VALUE	11310772
PREVIOUS YEAR MKT VALUE	11,104,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007469	UNIT B-RACK ROOM	739,691	04/06/2018
18002414	BUILD OUT-HOME GO	3,411,200	03/08/2018
18000002	NEW CONST-HOME GO	2,388,800	01/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0586	7/21/2017	SW	U	I	11	100

GRANTOR: VILLAGES OF AMELIA LL

GRANTEE: VILLAGES OF AMELIA

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	0972	ST LGHT UN	0	0	0	0	5.00	UT	1,012.00	1,012.00	100	2018	2018	3	90	4,554	
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2018	2018	3	90	2,277	
13	0812	CONCRETE C	0	0	225	4	900.00	SF	4.00	4.00	100	2025	2024		100	3,600	
14	0819	CONC 12"	0	0	90	13	1,170.00	SF	9.50	9.50	100	2025	2024		100	11,115	
15	1126	CB/STC 8"	0	0	90	4	360.00	SF	8.00	8.00	100	2025	2024		100	2,880	
16	4950	BOLLARD	0	0	13	0	1.00	UT	100.00	100.00	100	2025	2024		100	100	
17	0966	FIRE SPRNK	0	0	0	0	63,281.00	SF	3.00	3.00	100	2025	2024		100	189,843	

LAND DESCRIPTION

TOTAL OB/XF 214,369

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 10/04/2024 BY DC Total Acres: 10.41 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS