PT W1/4 OF NW1/4 SEC 25-2N-28E
& PT FRAC SEC 1-2N-27E PT
OR 1723/963 BEING EXHIBIT B-1

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

**2026**

**25-2N-28-0000-0002-1020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 80 |
| Roof Cover | 08 | CLAY TILE 20 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 23 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 15 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

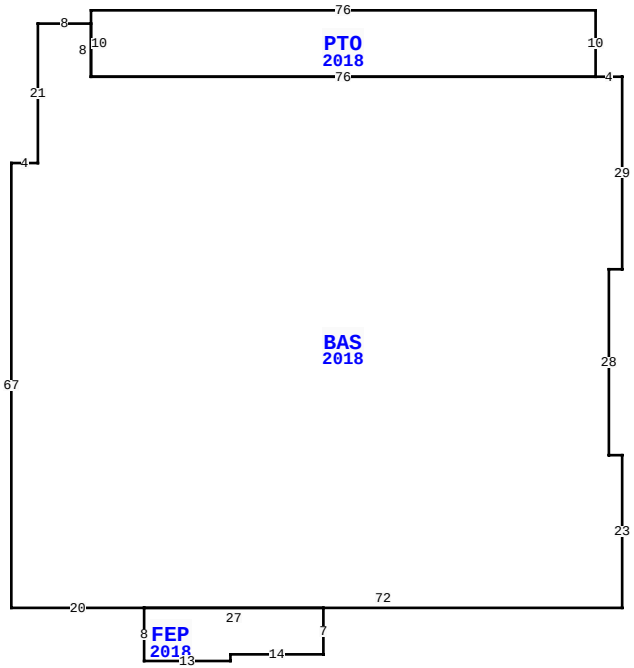
| | | | |
|---|---|---|---|
| DOR CODE | 2100 | RESTAURANTS/CAFE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,316 | 100 | 2018 | 7,316 | 1,325,869 |
| FEP | 202 | 80 | 2018 | 162 | 29,359 |
| PTO | 760 | 5 | 2018 | 38 | 6,887 |
| TOTALS | 8,278 | | | 7,516 | 1,362,115 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2101 | 04 | 7,516 | 105.6090 | 188.78 | 1,418,870 | 2018 | 2018 | 0 | 0 | 0 | 4.00 | 96.00 |

1 RSTARANT 1 0% - 0 Heated Area: 7478 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 12/10/2019 | KK | LGL DATE |
| XF DATE | | | LAND DATE 04/16/2026 DC |
| INC DATE | | | AG DATE |

96150 DAVID HALLMAN PKWY, YULEE

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 1,362,115 |
| TOTAL MARKET OB/XF VALUE | 166,330 |
| TOTAL LAND VALUE - MARKET | 984,895 |
| TOTAL MARKET VALUE | 2,513,340 |
| SOH/AGL Deduction | 800,212 |
| ASSESSED VALUE | 1,713,128 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,713,128 |
| TOTAL JUST VALUE | 2,513,340 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,955,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19000240 | XFOB-AWNINGS | 8,460 | 07/12/2019 |
| 17005190 | NEW CONSTR | 1,181,612 | 06/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1399/0197 | 3/22/2006 | WD | U | V | 19 | 933,900 |

GRANTOR: TERRAPOINTE LLC
GRANTEE: CHESTER ROAD LLC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W4 PTO=[YR=2018] N10 W76 S10 E76$ W76 N8 W8 S21 W4 S67 E20 FEP=[YR=2018] S8 E13 N1 E14 N7 W27$ E72 N23 W2 N28 E2 N29$.

## 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 | 29,865.00 | SF | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 78 | 46,589 | |
| 2 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,372.00 | LF | 15.00 | 15.00 | 100 | 2018 | 2018 | 3 | 97 | 19,963 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,433.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 96 | 5,503 | |
| 4 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 16.00 | UT | 25.00 | 25.00 | 100 | 2018 | 2018 | 3 | 97 | 388 | |
| 5 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 2018 | 2018 | 3 | 74 | 888 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 208.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 96 | 1,298 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 64.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 96 | 399 | |
| 8 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 412.00 | SF | 6.15 | 6.15 | 100 | 2018 | 2018 | 3 | 96 | 2,432 | |
| 9 | 0810 | CONCRETE A | 0 | 0 | 24 | 17 | 408.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 96 | 2,546 | |
| 10 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 6.00 | UT | 2,530.00 | 2,530.00 | 100 | 2018 | 2018 | 3 | 90 | 13,662 | |

TOTAL OB/XF 93,668

## 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 | 002100 | C | RESTAURANT | 0 | | PUD | 0.00 | 0.00 | 57,935.00 | SF | | 1.00 | 1.00 | 1.00 | 17.00 | 17.00 | 984,895 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.33 Total Land Value: 984,895 Market: 0 Agricultural: 0 Common: 984,895 PRINTED 07/09/2026 BY SYS

PT W1/4 OF NW1/4 SEC 25-2N-28E
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**2026**

**25-2N-28-0000-0002-1020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
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| NEIGHBORHOOD/LOC | 4002.00 | | |

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|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 12/10/2019 | KK | LGL DATE |
| XF DATE | | | LAND DATE 04/16/2026 DC |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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|---|---|---|---|
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|---|---|---|---|---|---|---|
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GRANTOR: TERRAPOINTE LLC

GRANTEE: CHESTER ROAD 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 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 7,316.00 | SF | 3.00 | 3.00 | 100 | 2018 | 2018 | 3 | 96 | 21,070 | |
| 12 | 0142 | BAR TOP A | 0 | 0 | 0 | 0 | 85.00 | LF | 165.00 | 165.00 | 100 | 2018 | 2018 | 3 | 74 | 10,379 | |
| 13 | 0964 | HALON SYST | 0 | 0 | 22 | 4 | 88.00 | SF | 50.00 | 50.00 | 100 | 2018 | 2018 | 3 | 96 | 4,224 | |
| 14 | 0381 | COOLER | 0 | 0 | 21 | 9 | 189.00 | SF | 82.50 | 82.50 | 100 | 2018 | 2018 | 3 | 85 | 13,254 | |
| 15 | 0383 | FREEZER | 0 | 0 | 9 | 9 | 81.00 | SF | 105.00 | 105.00 | 100 | 2018 | 2018 | 3 | 85 | 7,229 | |
| 16 | 0381 | COOLER | 0 | 0 | 22 | 9 | 198.00 | SF | 82.50 | 82.50 | 100 | 2018 | 2018 | 3 | 85 | 13,885 | |
| 17 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 48.00 | SF | 65.00 | 65.00 | 100 | 2019 | 2019 | 3 | 84 | 2,621 | |

## LAND DESCRIPTION

TOTAL OB/XF 72,662

| 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 01/01/2023 BY CD Total Acres: 1.33 Total Land Value: 984,895 Market: 0 Agricultural: 0 Common: 984,895 PRINTED 07/09/2026 BY SYS