

PT W1/2 OF SEC 25-2N-28E
PT OR 1771/523 BEING
"OUTPARCEL 7"

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

2026

25-2N-28-0000-0002-1080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	42 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	14 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 1600 COMMUNITY SHOPPING

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

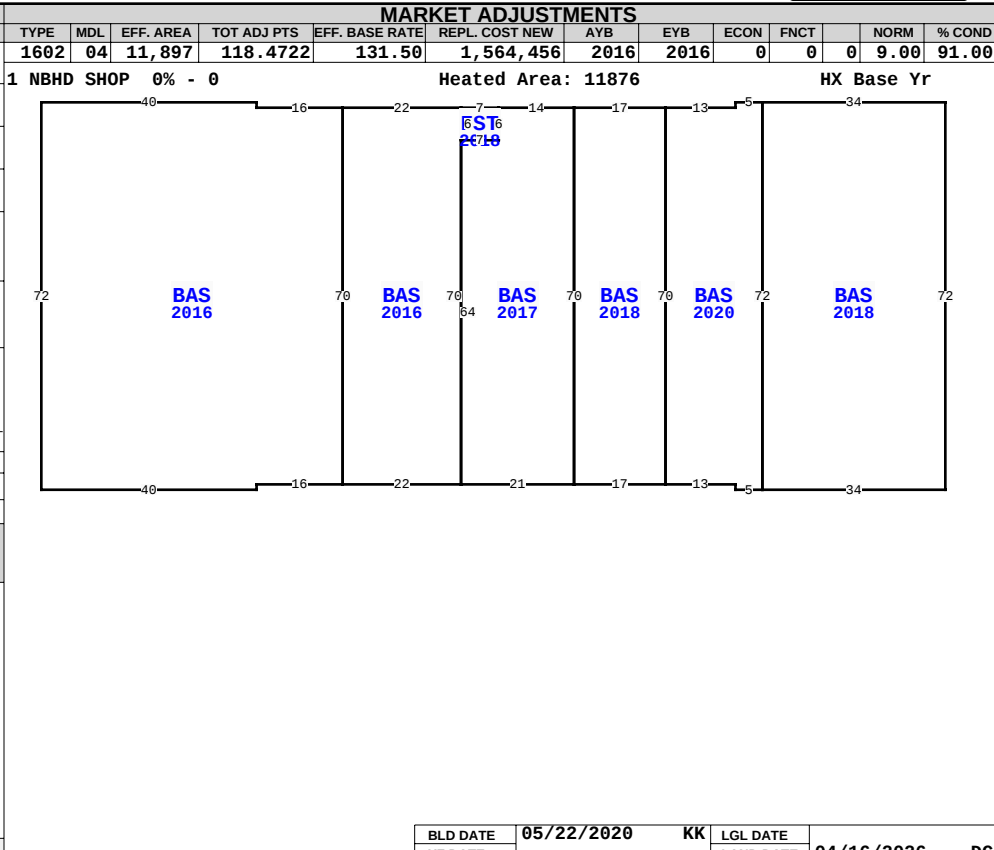
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2016	1,540	184,284
BAS	4,000	100	2016	4,000	478,660
BAS	1,428	100	2017	1,428	170,882
BAS	1,190	100	2018	1,190	142,401
BAS	2,448	100	2018	2,448	292,940
BAS	1,270	100	2020	1,270	151,975
FST	42	50	2018	21	2,513
TOTALS	11,918			11,897	1,423,655

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	39,100.00	SF	2.00	2.00	100	2016	2016	3	74	57,868	
2	0400	CONC CURB	0	0	0	0	2,082.00	LF	15.00	15.00	100	2016	2016	3	96	29,981	
3	0812	CONCRETE C	0	0	0	0	5,705.00	SF	4.00	4.00	100	2016	2016	3	95	21,679	
4	0097	AWNING CN	0	0	0	0	207.00	SF	65.00	65.00	100	2016	2016	3	75	10,091	
5	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2016	2016	3	100	500	
6	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2016	2016	3	87	13,207	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2016	2016	3	87	1,305	
8	1127	BRICK 8"	0	0	0	0	28.00	SF	11.00	11.00	100	2016	2016	3	98	302	
9	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2016	2016	3	98	259	
10	1126	CB/STC 8"	0	0	0	0	28.00	SF	8.00	8.00	100	2016	2016	3	95	213	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	77,537.00	SF		1.00	1.00	1.00	18.50	18.50	1,434,434							



463909 SR 200, YULEE

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE		DC	LAND DATE	
INC DATE	05/18/2026	DC	AG DATE	

TOTAL OB/IF 135,405

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0		PUD	0.00	0.00	77,537.00	SF		1.00	1.00	1.00	18.50	18.50	1,434,434							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		DIRECT_CAP
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,429,315
TOTAL MARKET OB/IF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		3,429,315
SOH/AGL Deduction		759,328
ASSESSED VALUE		2,669,987
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,669,987
TOTAL JUST VALUE		3,429,315
NCON VALUE		0
INCOME VALUE		3429315
PREVIOUS YEAR MKT VALUE		2,778,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU250009091	SGU	5,000	08/13/2025
19009737	REMODEL-MARCO'S P	86,234	12/17/2019
19006752	REMODEL-MARCO'S P	15,250	09/19/2019
18008636	XFOB - AWNINGS	10,833	11/13/2018
18005543	COOKIE CUTTERS	208,594	08/07/2018
18003040	BLD OUT-COMM 1ST	477,380	06/13/2018

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
1475/0580	1/25/2007	WD Q	V 01
			SALE PRICE
			2,850,000

GRANTOR: NASSAU HOLDING CO

GRANTEE: VILLIAGES OF AMELIA

1475/0555 1/25/2007 WD U V 11 100

GRANTOR: CHESTER INDUSTRIAL LL

GRANTEE: VILLIAGES OF AMELIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;LABEL=ste7;ORIG=-128,1] N1 W40 S72 E40 N1 E16 N70 W16 \$

BAS=[YR=2018;LABEL=ste1&2;ORIG=0,0] W34 S72 E34 N72 \$

BAS=[YR=2016;LABEL=ste6;ORIG=-90,1] W22 S70 E22 N70 \$

BAS=[YR=2017;LABEL=ste5;ORIG=-69,1] W14 S6 W7 S64 E21 N70 \$

BAS=[YR=2020;LABEL=ste3;ORIG=-34,0] W5 S1 W13 S70 E13 S1 E5 N72 \$

BAS=[YR=2018;LABEL=ste4;ORIG=-52,1] W17 S70 E17 N70 \$

FST=[YR=2018;ORIG=-83,1] W7 S6 E7 N6 \$

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1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 1.78	Total Land Value: 0	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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