

PT W1/2 SEC 25-2N-28E &
PT FRAC SEC 1-2N-27E
PT OR 2209/631

NNN YULEE FL OWNER LP
420 S ORANGE AVE SUITE 400
ORLANDO, FL 32801

2026

25-2N-28-0000-0002-1150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floor	07	CORK/VTILE 60
Interior Floor	10	TERRAZZO 40
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		21 100
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	98	100	2012	98	9,511
BAS	108	100	2012	108	10,482
BAS	400	100	2012	400	38,823
BAS	572	100	2012	572	55,516
BAS	936	100	2012	936	90,845
BAS	32,821	100	2012	32,821	185,514
CAN	2,691	30	2012	807	78,325
CAN	546	30	2024	164	15,918
FST	54	50	2012	27	2,620
KTA	325	110	2012	358	34,747
TOTALS	52,687			47,447	605,073

** This building has 24 Sub-Areas

463855 SR 200, YULEE

BLD DATE	
XF DATE	
INC DATE	

05/15/2026

LGL DATE	
LAND DATE	
AG DATE	

04/16/2026

DC

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
1	0964	HALON SYST	1	0	11	5	55.00	SF	50.00	50.00	100	2012	2012	3	91	2,503	
2	0964	HALON SYST	1	0	8	4	32.00	SF	50.00	50.00	100	2012	2012	3	91	1,456	
3	0964	HALON SYST	1	0	5	4	20.00	SF	50.00	50.00	100	2012	2012	3	91	910	
4	4950	BOLLARD	1	0	0	0	15.00	UT	100.00	100.00	100	2012	2012	3	100	1,500	
5	4950	BOLLARD	1	0	0	0	3.00	UT	100.00	100.00	100	2012	2012	3	100	300	
6	0090	AUTO DOOR	1	0	0	0	4.00	UT	2,500.00	2,500.00	100	2012	2012	3	45	4,500	
7	0400	CONC CURB	1	0	0	0	2,912.00	LF	15.00	15.00	100	2012	2012	3	94	41,059	
8	0810	CONCRETE A	1	0	94	3	282.00	SF	6.50	6.50	100	2012	2012	3	91	1,668	
9	0812	CONCRETE C	1	0	0	0	1,990.00	SF	4.00	4.00	100	2012	2012	3	91	7,244	
10	0803	ASPHALT C	1	0	0	0	144,982.00	SF	2.00	2.00	100	2012	2012	3	66	191,376	

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	001600	C	SH CTR COM	0	0003	PUD	0.00	0.00	381,150.00	SF		1.00	1.00	1.00	8.75	8.75	3,335,062							

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REVIEW DATE 07/31/2025 BY KB Total Acres: 8.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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