

PT SW1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 2209/631
BEING "SHOPPING CENTER OPTION

NNN YULEE FL OWNER LP/
420 S ORANGE AVE STE #400
ORLANDO, FL 32801

2026

25-2N-28-0000-0002-1170



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	05 STEEL 100
Story Height	16 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4002.00

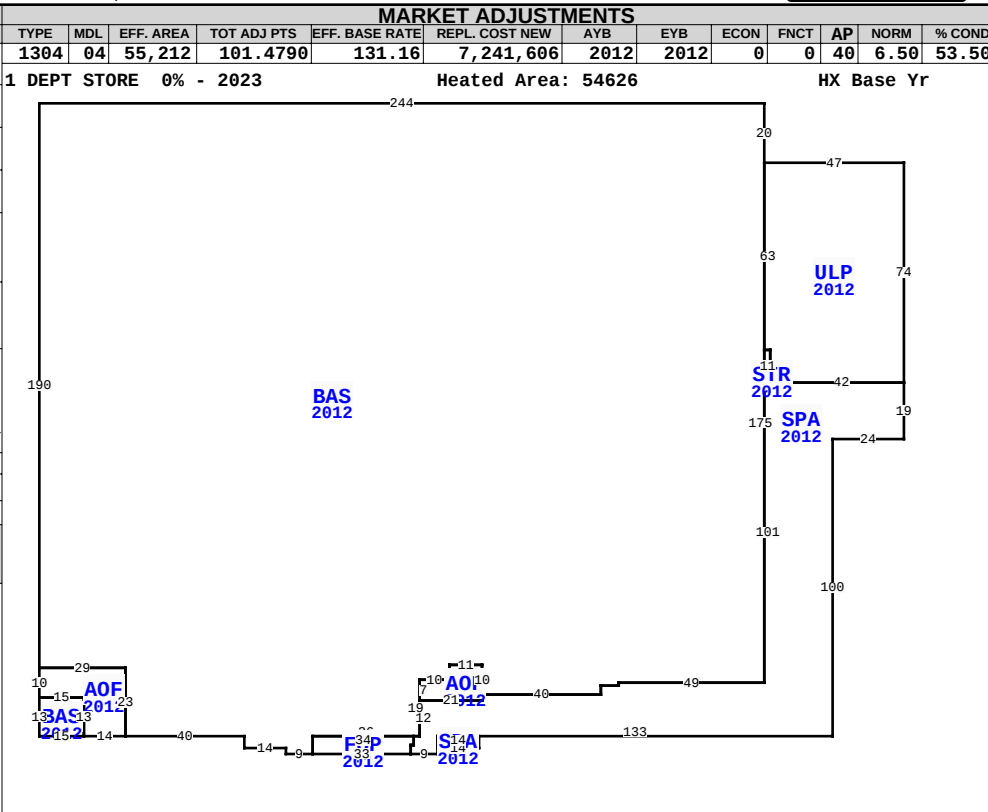
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	202	100	2012	202	14,174
AOF	472	100	2012	472	33,121
BAS	195	100	2012	195	13,683
BAS	49,417	100	2012	49,417	467,621
FOP	201	30	2012	60	4,210
SDA	56	110	2012	62	4,351
SPA	5,040	85	2012	4,284	300,611
STR	37	10	2012	4	281
ULP	3,441	15	2012	516	36,208

TOTALS	59,061			55,213	874,259
--------	--------	--	--	--------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	70,457.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	2,458.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	1,730.00	SF	4.00
4	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00
5	0812	CONCRETE C	0	0	0	0	4,789.00	SF	4.00
6	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00
8	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00
9	0400	CONC CURB	0	0	0	0	219.00	LF	15.00
10	0811	CONCRETE B	0	0	216	3	648.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	PUD	0.00	0.00	191,228.00

REVIEW DATE 04/09/2025 BY KW



463893 SR 200, YULEE	BLD DATE		LGL DATE	
	XF DATE	05/14/2026	LAND DATE	04/16/2026
	INC DATE	DG	AG DATE	DC

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	0803	ASPHALT C	0	0	0	0	70,457.00	SF	2.00	2.00	1	2012	2012	3	1	1,409	
2	0400	CONC CURB	0	0	0	0	2,458.00	LF	15.00	15.00	1	2012	2012	3	1	369	
3	0812	CONCRETE C	0	0	0	0	1,730.00	SF	4.00	4.00	1	2012	2012	3	1	69	
4	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	1	2012	2012	3	1	50	
5	0812	CONCRETE C	0	0	0	0	4,789.00	SF	4.00	4.00	1	2012	2012	3	1	192	
6	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	1	2012	2012	3	93	140	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	1	2012	2012	3	1	101	
8	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	1	2012	2012	3	1	35	
9	0400	CONC CURB	0	0	0	0	219.00	LF	15.00	15.00	1	2012	2012	3	93	3,055	
10	0811	CONCRETE B	0	0	216	3	648.00	SF	5.20	5.20	1	2012	2012	3	1	34	

TOTAL OB/XF									
5,454									

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	0004	PUD	0.00	0.00	191,228.00	SF		1.00	1.00	1.00	8.75	8.75	1,673,245							

Total Acres: 4.39 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		5,124,098	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		5,124,098	
SOH/AGL Deduction		102,598	
ASSESSED VALUE		5,021,500	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,021,500	
TOTAL JUST VALUE		5,124,098	
NCON VALUE		0	
INCOME VALUE		5124098	
PREVIOUS YEAR MKT VALUE		4,792,682	

KOHL'S DEPARTMENT STORE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226672	CO ISSUED	0	06/19/2013
C25035	CO ISSUED	0	02/03/2012
E24810	ELEC OTHER	0	02/01/2012
E24510	REMODEL	0	01/01/2012
E24524	NEW CONSTR	0	01/01/2012
E24606	NEW CONSTR	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0631	6/07/2018	SW	Q	I	05
GRANTOR:PX AMELIA LP					
GRANTEE: NNN YULEE FL OWNER					
1865/0383	6/27/2013	SW	Q	I	05
GRANTOR:VILLAGES OF AMELIA LL					
GRANTEE:PX AMELIA LP					

BUILDING NOTES									
BUILDING DIMENSIONS									
ULP=[YR=2012] W47 BAS=[YR=2012] N20 W244 S190 AOF=[YR=2012] S10 BAS=[YR=2012] S13 E15 N13 W15\$ E15 S13 E14 N23 W29\$ E29 S23 E40 S4 E14 S2 E9 FOP=[YR=2012] E33 SPA=[YR=2012] E9 N2 SDA=[YR=2012] E14 N4 W14 S4\$ N4 E133 N100 E24 N19 W42 STR=[YR=2012] N5 W3 N6 W2 S11 E5\$ W5 S101 W49 S1 W6 S3 W40 AOF=[YR=2012] N10 W11 S5 W10 S7 E21 N2\$ S2 W21 S12 W2 S3 W1 S3\$ N3 E1 N3 W34 S6\$ N6 E36 N19 E10 N5 E11 S10 E40 N3 E6 N1 E49 N175\$ S63 E2 S6 E3 S5 E42 N74\$.									

PRINTED 07/09/2026 BY SYS

NNN YULEE FL OWNER LP/
420 S ORANGE AVE STE #400
ORLANDO, FL 32801

25-2N-28-0000-0002-1170

[illegible]