

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-28-0000-0002-1180



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	02 CORK/VTILE 100
Ceiling	07 F.NOT SUS 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	05 STEEL 100
Story Height	20 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	UN UNKNOWN 100

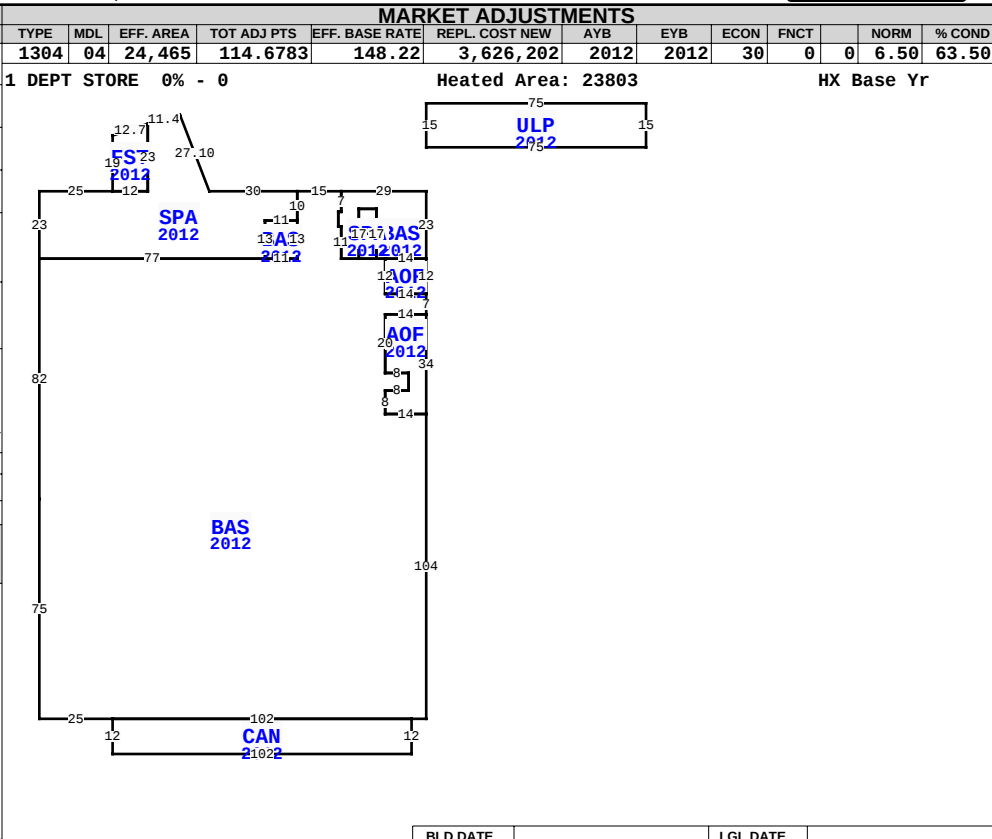
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	100	2012	168	15,812
AOF	428	100	2012	428	40,283
BAS	143	100	2012	143	13,459
BAS	570	100	2012	570	53,648
BAS	20,468	100	2012	20,468	1,926,442
CAN	1,224	30	2012	367	34,542
FST	252	50	2012	126	11,859
SPA	102	85	2012	87	8,188
SPA	2,281	85	2012	1,939	182,498
ULP	1,125	15	2012	169	15,906
TOTALS	26,761			24,465	2,302,638

EXTRA FEATURES	
L N	OB/XF CODE

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	54,780.00	SF	2.00	2.00	10	2012	2012	3	10	10,956	
2	0812	CONCRETE C	0	0	0	0	1,404.00	SF	4.00	4.00	10	2012	2012	3	10	562	
3	0400	CONC CURB	0	0	0	0	132.00	LF	15.00	15.00	10	2012	2012	3	10	198	
4	0812	CONCRETE C	0	0	300	6	1,800.00	SF	4.00	4.00	10	2012	2012	3	10	720	
5	0400	CONC CURB	0	0	0	0	1,055.00	LF	15.00	15.00	10	2012	2012	3	10	1,583	
6	0090	AUTO DOOR	0	0	0	0	4.00	UT	2,500.00	2,500.00	100	2012	2012	3	45	4,500	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2012	2012	3	78	5,920	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2012	2012	3	78	1,560	
9	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2012	2012	3	45	540	
10	0803	ASPHALT C	0	0	0	0	15,236.00	SF	2.00	2.00	100	2012	2012	3	66	20,112	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001600	C	SH CTR COM	0	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE	05/14/2026	AG DATE	04/16/2026

EXTRA FEATURES	
L N	OB/XF CODE

TOTAL OB/XF													46,651		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	%	TOT	UNIT	ADJ UNIT	LA			
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE			
04	PUD	0.00	0.00	129,370.00	SF		1.00	1.00	1.00	8.75	8.75	1,131,988			

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			4,020,968
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			4,020,968
SOH/AGL Deduction			0
ASSESSED VALUE			4,020,968
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,020,968
TOTAL JUST VALUE			4,020,968
NCON VALUE			0
INCOME VALUE			4020968
PREVIOUS YEAR MKT VALUE			3,924,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013305	PRIVATE PROVIDER	50,000	12/05/2025
SU250011200	SGU	9,300	10/07/2025
B240011422	COMM BUILD OUT CO	200,000	10/08/2024
22017069	BUILD OUT- CLAIRE	235,551	11/16/2022
21010273	BLD OUT - SUITE 9	201,795	08/05/2021
21004632	REMODEL	7,000	04/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0631	6/07/2018	SW	Q	I	05	26,152,500
GRANTOR: PX AMELIA LP						
GRANTEE: NNN YULEE FL OWNER						
1865/0383	6/27/2013	SW	Q	I	05	20,905,300
GRANTOR: VILLAGES OF AMELIA LL						
GRANTEE: PX AMELIA LP						

BUILDING NOTES	
BAS=[YR=2012;LABEL=463899SR200;ORIG=-29,0] W15 S10 S13 W11 W77 S82 S75 E25 E102 E5 N104 W14 N8 E8 N6 W8 N20 E14 N7 W14 N12 W3 W6 W6 N11 W1 N5 E1 N7 \$ SPA=[YR=2012;ORIG=-44,0] W30 U26L10 D3L11 S23 W12 W25 S23 E77 N13 E11 N10 \$ CAN=[YR=2012;ORIG=-107,180] S12 E102 N12 W102 \$ ULP=[YR=2012;ORIG=0,-30] E75 S15 W75 N15 \$ BAS=[YR=2012;ORIG=0,0] W29 S7 W1 S5 E1 S11 E6 N17 E6 S17 E3 E14 N23 \$ AOF=[YR=2012;ORIG=0,76] N34 W14 S20 E8 S6 W8 S8 E14 \$ FST=[YR=2012;ORIG=-95,-23] D4L12 S19 E12 N23 \$ AOF=[YR=2012;ORIG=0,35] N12 W14 S12 E14 \$	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																																																																																																																																																																																																																																																																											
ELEMENT	CD	17	09	04	05	08	11	13	01	04	04	03	1.	00	03	1600	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	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																															
Exterior Wall	09	CB STUCCO 100	09	RIDGE FRME 100	04	BUILT-UP 100	05	DRYWALL 90	08	DECORATIVE 10	11	CLAY TILE 50	13	LVT/LAMNT 50	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																													
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Roof Cover	04	BUILT-UP 100	05	DRYWALL 90	08	DECORATIVE 10	11	CLAY TILE 50	13	LVT/LAMNT 50	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																	
Interior Wall	05	DRYWALL 90	08	DECORATIVE 10	11	CLAY TILE 50	13	LVT/LAMNT 50	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																			
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Interior Floo	11	CLAY TILE 50	13	LVT/LAMNT 50	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																							
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Ceiling	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																											
Air Condition	04	ROOF TOP 100	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																													
Heating Type	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																															
Fixtures	04	AIR DUCTED 100	8 100	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																															
Frame	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																																		
Story Height	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																																		
RMS	03	MASONRY 100	10 100	4 100	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																																		
Stories	1.	1. 100	0 100	00	NONE 100	03	Quality Level 03	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	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																																						
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NEIGHBORHOOD/LOC	4002.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	3,000					3,000	316,200	EXTRA FEATURES	463895 SR 200, YULEE	BLD DATE	XF DATE	INC DATE	05/14/2026	DG	LGL DATE	LAND DATE	AG DATE	04/16/2026	DC	BUILDING NOTES																																																																																																																																																																																																																																																																			
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BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	158,100	BAS	1,500	100	2021	1,500	1

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3		4							
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																				VALUATION BY										DIRECT_CAP									
																				Tax Group: 4										Tax Dist:									
																				BUILDING MARKET VALUE										4,020,968									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										0									
																				TOTAL MARKET VALUE										4,020,968									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										4,020,968									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										4,020,968									
																				TOTAL JUST VALUE										4,020,968									
																				NCON VALUE										0									
																				INCOME VALUE										4020968									
																				PREVIOUS YEAR MKT VALUE										3,924,354									