PT W1/2 OF SEC 25-2N-28E
PT OF"REMANIDER LAND PARCEL B"
PT OR 2209/631 BEING

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

**2026**

**25-2N-28-0000-0002-1190**

## BUILDING CHARACTERISTICS

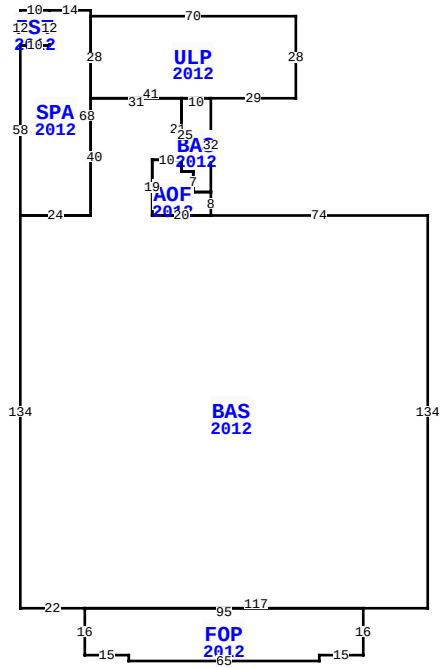
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 13 100 |
| Frame | 05 | STEEL 100 |
| Common Wall | | 26 100 |
| Story Height | | 22 100 |
| RMS | | 7 100 |
| 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 | 298 | 100 | 2012 | 298 | 27,278 |
| BAS | 292 | 100 | 2012 | 292 | 26,728 |
| BAS | 19,676 | 100 | 2012 | 19,676 | 1,801,047 |
| FOP | 1,650 | 30 | 2012 | 495 | 45,310 |
| FST | 120 | 50 | 2012 | 60 | 5,492 |
| SPA | 1,560 | 85 | 2012 | 1,326 | 121,376 |
| ULP | 1,960 | 15 | 2012 | 294 | 26,911 |
| TOTALS | 25,556 | | | 22,441 | 2,054,142 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1304 | 04 | 22,441 | 111.5245 | 144.15 | 3,234,870 | 2012 | 2012 | 30 | 0 | 0 | 6.50 | 63.50 |

1 DEPT STORE 0% - 0 Heated Area: 21592 HX Base Yr




463905 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | 05/14/2026 DG | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 3,271,790 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 3,271,790 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,271,790 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,271,790 |
| TOTAL JUST VALUE | 3,271,790 |
| NCON VALUE | 0 |
| INCOME VALUE | 3271790 |
| PREVIOUS YEAR MKT VALUE | 3,173,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1427530 | REMODEL ROSS | 0 | 04/01/2014 |
| B1326895 | NEW CONSTR | 50,000 | 02/01/2013 |
| P1215874 | ROSS | 0 | 05/01/2012 |

## 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

## BUILDING DIMENSIONS

BAS=[YR=2012] W74 AOF=[YR=2012] N8 BAS=[YR=2012] N32
ULP=[YR=2012] E29 N28 W70 SPA=[YR=2012] N2 W14
FST=[YR=2012] W10 S12 E10 N12$ S12 W10 S58 E24 N68$ S28 E41$
W10 S25 E4 S7 E6$ W6 N7 W4 N4 W10 S19 E20 $ W20 N19 E10 N21
W31 S40 W24 S134 E22 FOP=[YR=2012] S16 E15 S2 E65 N2 E15 N16
W95$ E117 N134$ .

## 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 | 46,549.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 66 | 61,445 | |
| 2 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 870.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 12,267 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,130.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 91 | 4,113 | |
| 4 | 0090 | AUTO DOOR | 0 | 0 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 2012 | 2012 | 3 | 45 | 2,250 | |
| 5 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 2,530.00 | 2,530.00 | 100 | 2012 | 2012 | 3 | 78 | 7,894 | |
| 6 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 7.00 | UT | 500.00 | 500.00 | 100 | 2012 | 2012 | 3 | 78 | 2,730 | |
| 7 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 12.00 | UT | 100.00 | 100.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |
| 8 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 4.00 | UT | 450.00 | 450.00 | 100 | 2012 | 2012 | 3 | 78 | 1,404 | |
| 9 | 0810 | CONCRETE A | 0 | 0 | 6 | 6 | 36.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 91 | 213 | |
| 10 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 962.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 91 | 4,552 | |

TOTAL OB/XF 98,068

## 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 | 001600 | C | SH CTR COM | 0 | 0004 | PUD | 0.00 | 0.00 | 109,336.00 | SF | | 1.00 | 1.00 | 1.00 | 8.75 | 8.75 | 956,690 | | | | | | | |

REVIEW DATE 04/25/2025 BY DC Total Acres: 2.51 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT W1/2 OF SEC 25-2N-28E
PT OF"REMANIDER LAND PARCEL B"
PT OR 2209/631 BEING

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

**2026**

**25-2N-28-0000-0002-1190**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

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

### MARKET ADJUSTMENTS

| 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 | 3,271,790 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 3,271,790 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,271,790 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,271,790 |
| TOTAL JUST VALUE | 3,271,790 |
| NCON VALUE | 0 |
| INCOME VALUE | 3271790 |
| PREVIOUS YEAR MKT VALUE | 3,173,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | 05/14/2026 DG | AG DATE | |

### 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

### 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 13,917.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 66 | 18,370 | |
| 12 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 2012 | 2012 | 3 | 45 | 360 | |
| 13 | 6002 | EL ROLL DR | 0 | 0 | 8 | 8 | 2.00 | UT | 900.00 | 900.00 | 100 | 2012 | 2012 | 3 | 45 | 810 | |
| 14 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 194.00 | LF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 94 | 2,735 | |
| 15 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 1,265.00 | 1,265.00 | 100 | 2012 | 2012 | 3 | 78 | 1,973 | |
| 16 | 0976 | DECORATIVE | 0 | 0 | 0 | 0 | 6.00 | UT | 125.00 | 125.00 | 100 | 2012 | 2012 | 3 | 78 | 585 | |

### LAND DESCRIPTION

TOTAL OB/XF 24,833

| 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 04/25/2025 BY DC Total Acres: 2.51 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS