PT W1/2 SEC 25-2N-28E
IN OR 2168/99
BEING OUT PARCEL 8 ONLY

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

2026

25-2N-28-0000-0002-1200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 60
Ceiling	04	NONE 40
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		34 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

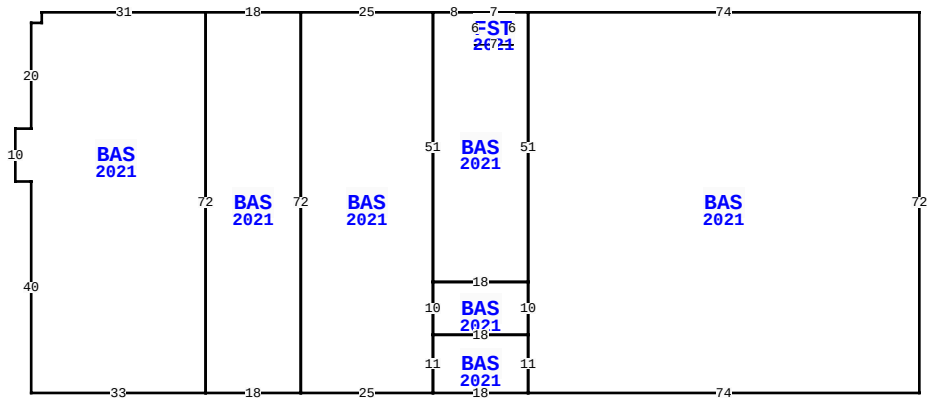
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	2021	180	20,553
BAS	198	100	2021	198	22,608
BAS	876	100	2021	876	100,023
BAS	1,296	100	2021	1,296	147,980
BAS	1,800	100	2021	1,800	205,528
BAS	2,402	100	2021	2,402	274,266
BAS	5,328	100	2021	5,328	608,364
FST	42	50	2021	21	2,398
TOTALS	12,122			12,101	1,381,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	12,101	107.1532	118.94	1,439,293	2021	2021	0	0	0	4.00	96.00

1 NBHD SHOP 0% - 0 Heated Area: 12080 HX Base Yr



463913 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	05/18/2026 DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,276,824
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,276,824
SOH/AGL Deduction	1,272,787
ASSESSED VALUE	2,004,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,004,037
TOTAL JUST VALUE	3,276,824
NCON VALUE	0
INCOME VALUE	3276824
PREVIOUS YEAR MKT VALUE	2,690,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008622	BLD OUT UNIT 1	812,825	06/03/2022
22004360	BLD OUT BLISS NAI	375,122	03/21/2022
21016100	BLD OUT 7-JERSY M	95,219	11/18/2021
21013685	DEMISING WALL UNI	17,250	10/06/2021
21010657	ATM ROOM UNIT	119,191	08/12/2021
21002597	DEMISING WALL UNI	208,744	03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1737/1007	2/22/2011	QC	U	V	11	2,500
GRANTOR: TERRAPOINTE LLC						
GRANTEE: VILLAGES OF AMELIA						
1510/0989	6/26/2007	WD	Q	V	01	570,000
GRANTOR: DAVIS PAUL EDWARD						
GRANTEE: VILLAGES OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;LABEL=SUITES-1-4-PET SUPPLIES PLUS;ORIG=0,0] W74 S51 S10 S11 E74 N72 $
BAS=[YR=2021;LABEL=STE-8-CHIPOTLE;ORIG=-135,0] W31 S2 W2 S20 W3 S10 E3 S40 E33 N72 $
BAS=[YR=2021;LABEL=STE-6-BLISS NAIL SALON;ORIG=-92,0] W25 S72 E25 N11 N10 N51 $
BAS=[YR=2021;LABEL=STE-7-JERSEY MIKES;ORIG=-117,0] W18 S72 E18 N72 $
BAS=[YR=2021;LABEL=STE-5-BANK OF AMERICA;ORIG=-74,0] W3 S6 W7 N6 W8 S51 E18 N51 $
BAS=[YR=2021;LABEL=STE5;ORIG=-92,72] E18 N11 W18 S11 $
BAS=[YR=2021;LABEL=STE5;ORIG=-74,61] N10 W18 S10 E18 $

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	35,168.00	SF	2.00	2.00	100	2021	2021	3	84	59,082	
2	0400	CONC CURB	0	0	0	0	1,407.00	LF	15.00	15.00	100	2021	2021	3	99	20,894	
3	0812	CONCRETE C	0	0	0	0	4,962.00	SF	4.00	4.00	100	2021	2021	3	98	19,451	
4	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2021	2021	3	100	600	
5	0810	CONCRETE A	0	0	23	6	138.00	SF	6.50	6.50	100	2021	2021	3	98	879	
6	0825	BRICK	0	0	0	0	38.00	SF	12.50	12.50	100	2021	2021	3	99	470	
7	0812	CONCRETE C	0	0	0	0	1,027.00	SF	4.00	4.00	100	2021	2021	3	98	4,026	
8	0097	AWNING CN	0	0	0	0	112.00	SF	65.00	65.00	100	2021	2021	3	90	6,552	
9	0810	CONCRETE A	0	0	19	5	95.00	SF	6.50	6.50	100	2021	2021	3	98	605	
10	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	19,228	

TOTAL OB/XF 131,787

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	001610	C	SH CTR NHD	0	0004	PUD	0.00	0.00	74,052.00	SF		1.00	1.00	1.00	18.50	18.50	1,369,962							

REVIEW DATE 10/01/2024 BY KW Total Acres: 1.70 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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TOTAL JUST VALUE	3,276,824
NCON VALUE	0
INCOME VALUE	3276824
PREVIOUS YEAR MKT VALUE	2,690,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008628	INT BUILD OUT-CHI	416,880	12/15/2020
20007175	BUILD OUT - SHELL	44,550	10/21/2020
20000634	NEW CONSTR	1,505,143	07/24/2020
B1429335	DEMOLITION	9,000	09/01/2014
B21667	DEMOLITION	80,000	07/01/2008

SALES DATA

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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	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2021	2021	3	95	1,900	
12	0811	CONCRETE B	0	0	0	0	605.00	SF	5.20	5.20	100	2021	2021	3	98	3,083	
13	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2021	2021	3	100	600	
14	1123	CB 8"	0	0	0	0	435.00	SF	6.15	6.15	100	2021	2021	3	98	2,622	
15	0463	FENCE GATE	0	0	0	0	6.00	UT	525.00	525.00	100	2021	2021	3	95	2,993	
16	0966	FIRE SPRNK	0	0	0	0	11,948.00	SF	3.00	3.00	100	2021	2021	3	98	35,127	
17	1127	BRICK 8"	0	0	0	0	40.00	SF	11.00	11.00	100	2021	2021	3	99	436	
18	1126	CB/STC 8"	0	0	0	0	26.00	SF	8.00	8.00	100	2021	2021	3	98	204	
19	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	99	99	
20	0381	COOLER	0	0	14	9	126.00	SF	82.50	82.50	100	2021	2021	3	95	9,875	

TOTAL OB/XF 56,939

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

REVIEW DATE 10/01/2024 BY KW Total Acres: 1.70 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS