PT OF SEC 25-2N-28E
IN OR 2516/275
ESMT IN OR 2659-620

NEW VICTORIA PLACE LLC
7880 GATE PKWY STE 300
JACKSONVILLE, FL 32256

2026

25-2N-28-0000-0002-1470

NASSAU COUNTY PROPERTY

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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	03	CONC FINSH 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		22 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		15 100
Stories	1.	1. 100
Quality	06	Quality Level 06

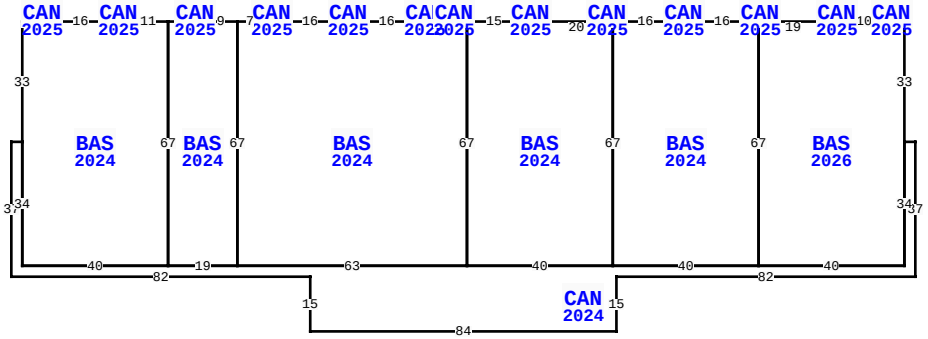
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,273	100	2024	1,273	198,053
BAS	2,680	100	2024	2,680	416,954
BAS	2,680	100	2024	2,680	416,954
BAS	2,680	100	2024	2,680	416,954
BAS	4,221	100	2024	4,221	656,703
BAS	2,680	100	2026	2,680	416,954
CAN	2,208	30	2024	662	102,994
CAN	25	30	2025	8	1,245
CAN	25	30	2025	8	1,245
CAN	25	30	2025	8	1,245
TOTALS	18,747			16,980	2,641,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
1602	04	16,980	149.5040	207.44	3,522,331	2023	2023	0	0	75	2.00	75.00

1 NBHD SHOP 0% - 2025 Heated Area: 16214 HX Base Yr



** This building has 20 Sub-Areas

96031 VICTORIAS PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE	06/03/2026 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,924,857
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,924,857
SOH/AGL Deduction	0
ASSESSED VALUE	2,924,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,924,857
TOTAL JUST VALUE	2,924,857
NCON VALUE	210,485
INCOME VALUE	2924857
PREVIOUS YEAR MKT VALUE	2,840,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002964	BUILD OUT OF OFFI	320,000	03/19/2026
250013542	WALL SIGN,CHANNEL	2,455	12/11/2025
B250008531	BUILD OUT - UNIT	350,000	07/31/2025
B250004016	BUILD OUT - UNIT	670,778	04/16/2025
CO250000413	CO - UNIT 103 (PA		01/13/2025
B240011047	BUILD OUT - UNIT	270,385	09/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0275	11/17/2021	SW	U	V	30	5,000
GRANTOR: BEEMER & ASSOCIATES X						
GRANTEE: NEW VICTORIA PLACE						
2478/1096	7/09/2021	QC	U	V	11	100
GRANTOR: BEEMER & ASSOCIATES X						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

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	29,665.00	SF	2.00	2.00	100	2024	2023		88	52,210	
2	0855	CONC PAVER	0	0	0	0	7,917.00	SF	10.00	10.00	100	2024	2023		99	78,378	
3	0400	CONC CURB	0	0	0	0	1,040.00	LF	15.00	15.00	100	2024	2023		99	15,444	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2025	2024		99	2,505	
5	0423	CL FNC 5'	0	0	0	0	540.00	LF	6.85	6.85	100	2025	2024		99	3,662	
6	1126	CB/STC 8"	0	0	40	8	320.00	SF	8.00	8.00	100	2025	2024		100	2,560	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2025	2024		99	347	
8	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	2025	2024		100	1,300	
9	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2025	2024		100	1,000	
10	0966	FIRE SPRNK	0	0	0	0	16,214.00	SF	3.00	3.00	100	2025	2024		100	48,642	

BUILDING DIMENSIONS

BAS=[YR=2024;LABEL=units:101-102;ORIG=18,77] E40 N67 W11 W5 W16 W5 W3 S33 S34 $
BAS=[YR=2026;LABEL=unit:111-112;ORIG=220,10] E19 E5 E10 E5 E1 S33 S34 W40 N67 $
CAN=[YR=2024;ORIG=18,43] W3 S37 E82 S15 E84 N15 E82 N37 W3 S34 W40 W40 W40 W63 W19 W40 N34 $
BAS=[YR=2024;LABEL=unit:103;ORIG=77,10] W9 W5 W5 S67 E19 N67 $
CAN=[YR=2025;ORIG=259,10] W5 N5 E5 S5 $
CAN=[YR=2025;LABEL=101;ORIG=21,10] E5 N5 W5 S5 $
CAN=[YR=2025;LABEL=112;ORIG=239,10] E5 N5 W5 S5 $
CAN=[YR=2025;LABEL=105;ORIG=105,10] E5 N5 W5 S5 $

LAND DESCRIPTION

TOTAL OB/XF 206,048

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		PUD	0.00	0.00	60,984.00	SF		1.00	1.00	1.00	13.50	13.50	823,284							
2	009630	C	SWAMP	0		PUD	0.00	0.00	2.73	AC		1.00	1.00	1.00	500.00	500.00	1,365							

REVIEW DATE 06/27/2025 BY KW Total Acres: 4.13 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS