PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

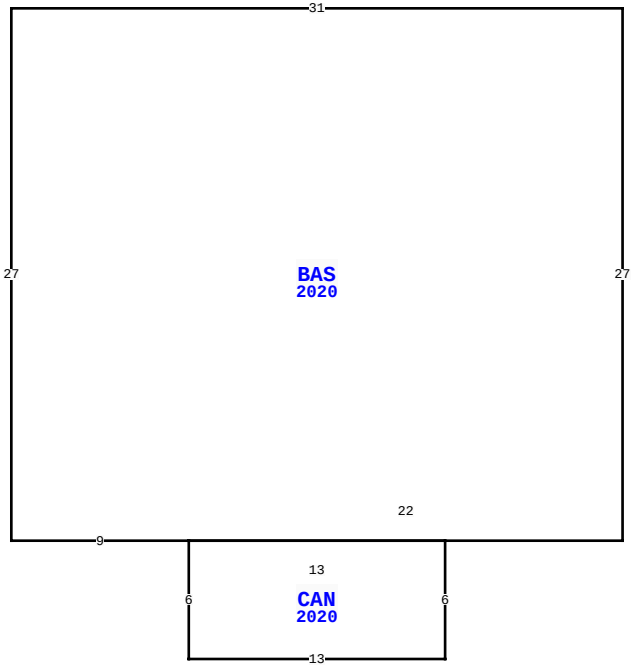
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	837	100	2020	837	145,653
CAN	78	30	2020	23	4,002
TOTALS	915			860	149,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	860	120.2040	179.40	154,284	2020	2020	0	0	0	3.00	97.00

4 OFFICE 0% - 2021 Heated Area: 837 HX Base Yr



45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4384	SIGN	0	03/15/2021
4309	NEW CONSTR	90,000	03/06/2020
4250	NEW CONSTR	0	08/23/2019
4222	NEW CONSTR	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 S27 E9 CAN=[YR=2020] S6 E13 N6 W13$ E22 N27$.

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	71,819.00	SF	2.00	2.00	100	2020	2020	3	82	117,783	
2	0400	CONC CURB	0	0	0	0	2,829.00	LF	15.00	15.00	100	2020	2020	3	98	41,586	
3	0812	CONCRETE C	0	0	0	0	14,708.00	SF	4.00	4.00	100	2020	2020	3	97	57,067	
4	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2020	2020	3	94	11,891	
5	0812	CONCRETE C	0	0	0	0	8,790.00	SF	4.00	4.00	100	2020	2020	3	97	34,105	
6	0400	CONC CURB	0	0	0	0	20.00	LF	15.00	15.00	100	2020	2020	3	98	294	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
8	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2020	2020	3	94	3,384	
9	1123	CB 8"	0	0	0	0	385.00	SF	6.15	6.15	100	2020	2020	3	97	2,297	
10	0810	CONCRETE A	0	0	28	13	364.00	SF	6.50	6.50	100	2020	2020	3	97	2,295	

TOTAL OB/XF 271,102

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	000300	C	MULTI-FAMILY	0		RM -	C 0.00	0.00	73.00	UT		1.00	1.00	1.00	12,750.00	12,750.00	930,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		15 100
Quality	05	Quality Level 05

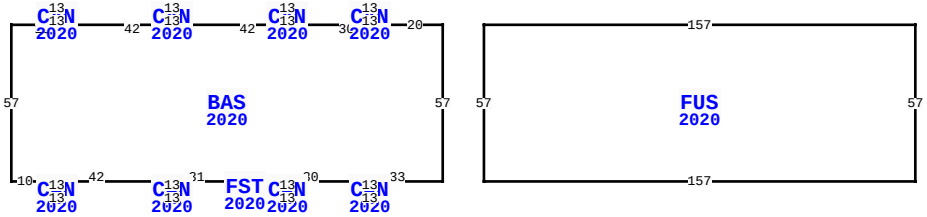
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	2020	8,949	802,457
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
FST	16	55	2020	9	808
TOTALS	18,538			18,091	1,622,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	18,091	103.6800	91.50	1,655,326	2020	2020	0	0	0	2.00	98.00

5 APARTMENT 0% - 2021 Heated Area: 17898 HX Base Yr



** This building has 11 Sub-Areas

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

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	0811	CONCRETE B	0	0	0	0	903.00	SF	5.20	5.20	100	2020	2020	3	97	4,555	
12	0425	CL FNC 8'	0	0	0	0	64.00	LF	12.25	12.25	100	2020	2020	3	94	737	
13	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	94	1,128	
14	0810	CONCRETE A	0	0	0	0	498.00	SF	6.50	6.50	100	2020	2020	3	97	3,140	
15	0424	CL FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	2020	2020	3	94	1,918	
16	0424	CL FNC 6'	0	0	0	0	899.00	LF	20.00	20.00	100	2020	2020	3	94	16,901	
17	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	94	1,128	
18	0424	CL FNC 6'	0	0	0	0	547.00	LF	20.00	20.00	100	2020	2020	3	94	10,284	
19	0476	VF 6 SBPL	0	0	0	0	1,061.00	LF	32.00	32.00	100	2020	2020	3	94	31,915	
20	0351	CARPORT MT	0	0	18	8	144.00	SF	10.00	10.00	100	2020	2020	3	82	1,181	

TOTAL OB/XF 72,887

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13$ W30 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13$ E42 CAN=[YR=2020] S6 E13 N6 W13$ E31 FST=[YR=2020] S4 E4 N4 W4$ E11 CAN=[YR=2020] S6 E13 N6 W13$ E30 CAN=[YR=2020] S6 E13 N6 W13$ E33 N57$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57$ W15$.

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 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		15 100
Quality	05	Quality Level 05

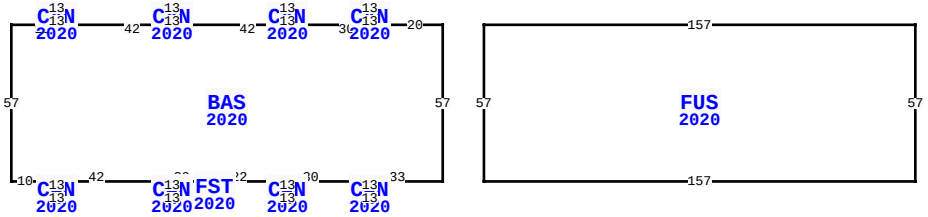
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	2020	8,949	802,457
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
FST	16	55	2020	9	808
TOTALS	18,538			18,091	1,622,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	18,091	103.6800	91.50	1,655,326	2020	2020	0	0	0	2.00	98.00

6 APARTMENT 0% - 2021 Heated Area: 17898 HX Base Yr



** This building has 11 Sub-Areas

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

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
21	1128	BRICK 12"	0	0	0	0	84.00	SF	14.00	14.00	100	2020	2020	3	99	1,164	
22	0462	ST/AL FNC	0	0	0	0	732.00	SF	10.00	10.00	100	2020	2020	3	87	6,368	
23	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2020	2020	3	94	940	
24	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	97	52,083	
25	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	97	52,083	
26	0966	FIRE SPRNK	0	0	0	0	10,894.00	SF	3.00	3.00	100	2020	2020	3	97	31,702	
27	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	97	52,083	
28	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	97	52,083	
29	0966	FIRE SPRNK	0	0	0	0	837.00	SF	3.00	3.00	100	2020	2020	3	97	2,436	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13$ W30 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13$ E42 CAN=[YR=2020] S6 E13 N6 W13$ E20 FST=[YR=2020] S4 E4 N4 W4$ E22 CAN=[YR=2020] S6 E13 N6 W13$ E30 CAN=[YR=2020] S6 E13 N6 W13$ E33 N57$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 250,942

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 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		9 100
Quality	05	Quality Level 05

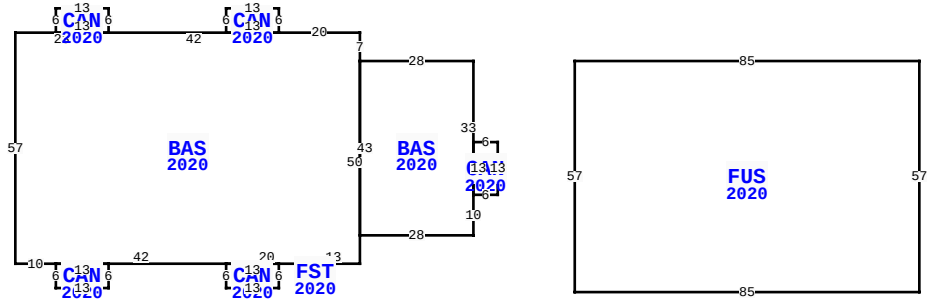
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	2020	1,204	111,337
BAS	4,845	100	2020	4,845	448,031
CAN	78	30	2020	23	2,127
CAN	78	30	2020	23	2,127
CAN	78	30	2020	23	2,127
CAN	78	30	2020	23	2,127
CAN	78	30	2020	23	2,127
FST	16	55	2020	9	832
FUS	4,845	100	2020	4,845	448,031
TOTALS	11,300			11,018	1,018,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	11,018	106.9200	94.36	1,039,658	2020	2020	0	0	0	2.00	98.00

7 APARTMENT 0% - 2021 Heated Area: 10894 HX Base Yr



VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
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BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

45160 EWING PARK RD, CALLAHAN

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

BUILDING DIMENSIONS

BAS=[YR=2020] W28 BAS=[YR=2020] N7 W20 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13 $ E42 CAN=[YR=2020] S6 E13 N6 W13$ E20 FST=[YR=2020] S4 E4 N4 W4$ E13 N50$ S43 E28 N10 CAN=[YR=2020] E6 N13 W6 S13$ N33$ PTR= E25 FUS=[YR=2020] E85 S57 W85 N57$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		15 100
Quality	05	Quality Level 05

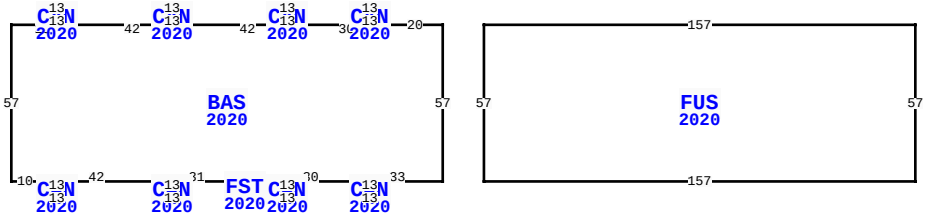
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	2020	8,949	802,457
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
FST	16	55	2020	9	808
TOTALS	18,538			18,091	1,622,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	18,091	103.6800	91.50	1,655,326	2020	2020	0	0	0	2.00	98.00

8 APARTMENT 0% - 2021 Heated Area: 17898 HX Base Yr



** This building has 11 Sub-Areas

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13$ W30 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13$ E42 CAN=[YR=2020] S6 E13 N6 W13$ E31 FST=[YR=2020] S4 E4 N4 W4$ E11 CAN=[YR=2020] S6 E13 N6 W13$ E30 CAN=[YR=2020] S6 E13 N6 W13$ E33 N57$ PTR= E15 FUS=[YR=2020] E157 S57 W157 N57$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		15 100
Quality	05	Quality Level 05

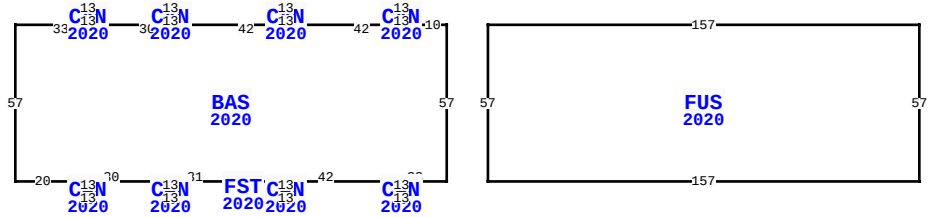
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	2020	8,949	802,457
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
CAN	78	30	2020	23	2,063
FST	16	55	2020	9	808
TOTALS	18,538			18,091	1,622,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	18,091	103.6800	91.50	1,655,326	2020	2020	0	0	0	2.00	98.00

9 APARTMENT 0% - 2021 Heated Area: 17898 HX Base Yr



** This building has 11 Sub-Areas

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 8 1

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W42 CAN=[YR=2020] N6 W13 S6 E13$ W30 CAN=[YR=2020] N6 W13 S6 E13$ W33 S57 E20 CAN=[YR=2020] S6 E13 N6 W13$ E30 CAN=[YR=2020] S6 E13 N6 W13$ E31 FST=[YR=2020] S4 E4 N4 W4$ E11 CAN=[YR=2020] S6 E13 N6 W13$ E42 CAN=[YR=2020] S6E13 N6 W13 $ E23 N57$ PTR= E15 FUS=[YR=2020] E157 S57 W157 N57$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
OR 2419/99 (EX PT IN

GRI OAKS JAX LLC/TOPAZ OAKS INVESTMENTS LLC
1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		30 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

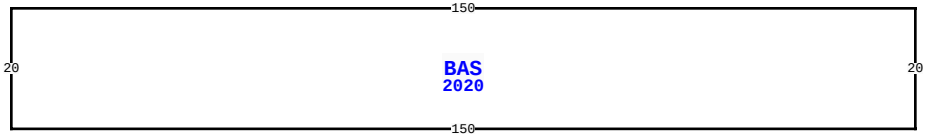
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2020	3,000	126,759
TOTALS	3,000			3,000	126,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,000	110.6028	45.07	135,210	2020	2020	0	0	0	6.25	93.75

10 MINI WAREH 0% - 2021 Heated Area: 3000 HX Base Yr



45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
INC DATE	05/13/2026	DG	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,981,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	11,981,129
SOH/AGL Deduction	0
ASSESSED VALUE	11,981,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
NCON VALUE	0
INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W150 S20 E150 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 2 & PT FRAC NW1/4
OF SEC 29-2N-25E IN
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1132 KANE CONCOURSE SUITE 201
MIAMI BEACH, FL 33154

2026

29-2N-25-0000-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		30 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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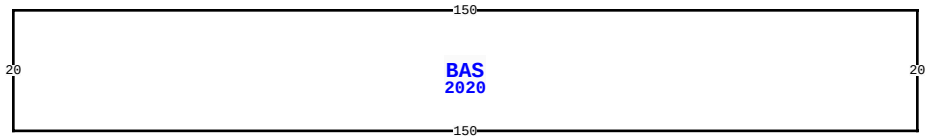

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	11/19/2024 DC
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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
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BASE TAXABLE VALUE	11,981,129
TOTAL JUST VALUE	11,981,129
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INCOME VALUE	11981129
PREVIOUS YEAR MKT VALUE	11,040,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W150 S20 E150 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.04 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS