

PT TRACT 1
IN OR 2642/1256 PARCEL C
SHOPPES AT AMELIA CONCOURSE

K A ISLAND PROPERTIES LLC
C/O CANTRELL MORGAN, 9822 TAPESTRY PARK CIRCLE SU
JACKSONVILLE, FL 32246

2026

37-2N-27-1950-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	20 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	18 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4058.00
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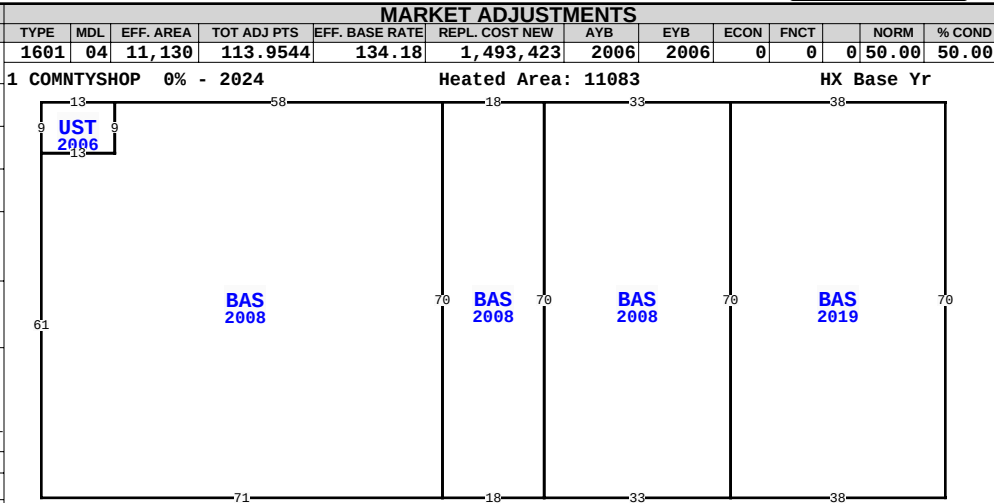
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2008	1,260	84,534
BAS	2,310	100	2008	2,310	154,978
BAS	4,853	100	2008	4,853	325,588
BAS	2,660	100	2019	2,660	178,460
UST	117	40	2006	47	3,153

TOTALS	11,200			11,130	746,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	11,200.00	SF	3.00
2	0098	AWNING MTL	0	0	78	8	624.00	SF	13.00
3	0098	AWNING MTL	0	0	44	8	352.00	SF	13.00
4	0812	CONCRETE C	0	0	0	0	4,368.00	SF	4.00
5	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00
6	1123	CB 8"	0	0	38	7	266.00	SF	6.15
7	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00
9	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00
10	0400	CONC CURB	0	0	0	0	2,627.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0003	IW	0.00	0.00	237,837.00
2	009602	C	RETENTION PO	0		IW	0.00	0.00	4.41
3	009606	C	CONSERVATION	0		IW	0.00	0.00	5.57

REVIEW DATE	12/18/2025	BY	KW
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463721 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE	05/14/2026	AG DATE	03/23/2026

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	0966	FIRE SPRNK	0	0	0	0	11,200.00	SF	3.00	3.00	100	2006	2006	3	84	28,224	
2	0098	AWNING MTL	0	0	78	8	624.00	SF	13.00	13.00	100	2006	2006	3	22	1,785	
3	0098	AWNING MTL	0	0	44	8	352.00	SF	13.00	13.00	100	2006	2006	3	22	1,007	
4	0812	CONCRETE C	0	0	0	0	4,368.00	SF	4.00	4.00	100	2006	2006	3	84	14,676	
5	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00	4.00	100	2006	2006	3	84	9,072	
6	1123	CB 8"	0	0	38	7	266.00	SF	6.15	6.15	100	2007	2007	3	86	1,407	
7	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2007	2007	3	86	984	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2007	2007	3	66	792	
10	0400	CONC CURB	0	0	0	0	2,627.00	LF	15.00	15.00	100	2006	2006	3	88	34,676	

TOTAL OB/XF	93,023
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001600	C	SH CTR COM	0	0003	IW	0.00	0.00	237,837.00	SF		1.00	1.00	1.00	10.00	10.00	2,378,370
2	009602	C	RETENTION PO	0		IW	0.00	0.00	4.41	AC		1.00	1.00	1.00	100.00	100.00	441
3	009606	C	CONSERVATION	0		IW	0.00	0.00	5.57	AC		1.00	1.00	1.00	100.00	100.00	557

Total Acres:	15.44	Total Land Value:	0	Market:	0	Agricultural:	0	Common:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		DIRECT CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,933,417	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,933,417	
SOH/AGL Deduction		743,322	
ASSESSED VALUE		2,190,095	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,190,095	
TOTAL JUST VALUE		2,933,417	
NCON VALUE		0	
INCOME VALUE		2933417	
PREVIOUS YEAR MKT VALUE		2,351,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250010234			12/04/2025
SU250011479	SIGNAGE: STE 14 -	1,900	10/14/2025
B250010234	R/R COMM - STE 14	40,000	09/11/2025
SU250004862	SIGNAGE- BROOKS R	16,000	05/06/2025
22005173	BLD OUT - SUITE 1	244,046	04/04/2022
19002750	BLD OUT - SUITE 7	445,926	05/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2642/1256	5/23/2023	SW	Q	I	01
GRANTOR: T AMELIA GEN FL LLC &					SALE PRICE
GRANTEE: K A ISLAND PROPERTI					
2590/1797	9/14/2022	SW	U	I	11
GRANTOR: T AMELIA MKT B FL LLC					100
GRANTEE: T AMELIA MKT B FL L					

BUILDING NOTES									
BAS=[YR=2008;LABEL=Ste 12;ORIG=-89,0] W58 S9 W13 S61 E71 N70 \$									
BAS=[YR=2019;LABEL=Ste 15;ORIG=0,0] W38 S70 E38 N70 \$									
BAS=[YR=2008;LABEL=Ste 14;ORIG=-38,0] W33 S70 E33 N70 \$									
BAS=[YR=2008;LABEL=Ste 13;ORIG=-71,0] W18 S70 E18 N70 \$									
UST=[YR=2006;ORIG=-147,0] W13 S9 E13 N9 \$									
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BUILDING DIMENSIONS									
BAS=[YR=2008;LABEL=Ste 12;ORIG=-89,0] W58 S9 W13 S61 E71 N70 \$									
BAS=[YR=2019;LABEL=Ste 15;ORIG=0,0] W38 S70 E38 N70 \$									
BAS=[YR=2008;LABEL=Ste 14;ORIG=-38,0] W33 S70 E33 N70 \$									
BAS=[YR=2008;LABEL=Ste 13;ORIG=-71,0] W18 S70 E18 N70 \$									
UST=[YR=2006;ORIG=-147,0] W13 S9 E13 N9 \$									
.									

[illegible]

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C/O CANTRELL MORGAN, 9822 TAPESTRY PARK CIRCLE SU
JACKSONVILLE, FL 32246

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REVIEW DATE 12/18/2025 BY KW Total Acres: 15.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS