

TRACT 1
IN OR 2666/1961
LYING S OF 2590/1797 &

SPN 2 INVESTMENT GROUP LLC
7444 ROCKBRIDGE CIRCLE
LAKE WORTH, FL 33467

2026

37-2N-27-1950-0001-0040



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 Floor	11 CLAY TILE 80
Interior Floor	13 LVT/LAMNT 20
Ceiling	01 FIN.SUSPD 80
Ceiling	04 NONE 20
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	34 100
Frame	03 MASONRY 100
Story Height	18 100
RMS	17 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	
	MKT AREA 04
NEIGHBORHOOD/LOC	4058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2006	1,260	245,207
BAS	1,260	100	2006	1,260	245,207
BAS	1,260	100	2006	1,260	245,207
BAS	1,400	100	2006	1,400	272,451
BAS	2,380	100	2006	2,380	463,167
BAS	2,683	100	2006	2,683	522,133
BAS	5,180	100	2007	5,180	1,008,070
UST	117	40	2006	47	9,146
TOTALS	15,540			15,470	3,010,589

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	66,950.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	5,029.00	SF	4.00
3	0400	CONC CURB	0	0	0	0	1,505.00	LF	15.00
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00
6	0098	AWNING MTL	0	0	18	8	144.00	SF	13.00
7	0098	AWNING MTL	0	0	130	8	1,040.00	SF	13.00
8	0098	AWNING MTL	0	0	32	8	256.00	SF	13.00
9	0098	AWNING MTL	0	0	8	8	64.00	SF	13.00
10	0966	FIRE SPRNK	0	0	0	0	15,540.00	SF	3.00

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		IW	0.00	0.00	69,260.00
2	009400	C	RIGHT-OF-WAY	0					1.00
3	009600	C	WASTELAND	0		IW	0.00	0.00	1.26

REVIEW DATE 12/03/2025 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	15,470	139.8837	207.03	3,202,754	2006	2015	0	0	6.00	94.00
1 RETAILSTOR 0% - 2024 Heated Area: 15423 HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE	05/14/2026	AG DATE	03/23/2026
463711 SR 200, YULEE			
DG			
DC			

TOTAL OB/XF											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	15.00	15.00	1,038,900				
AC		1.00	1.00	1.00	100.00	100.00	100				
AC		1.00	1.00	1.00	2,500.00	2,500.00	3,150				

Total Acres: 3.85 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,924,585	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,924,585	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,924,585	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,924,585	
TOTAL JUST VALUE		3,924,585	
NCON VALUE		0	
INCOME VALUE		3924585	
PREVIOUS YEAR MKT VALUE		3,880,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005075	NEW CHANNEL LETTE	7,500	05/11/2026
250005419			11/26/2025
SU250008303	SIGNAGE -12D: SMO	4,800	07/28/2025
B250005419	COMM BLDOUT: STE	89,000	05/19/2025
B240009054	BUILD OUT WHITE S	100,000	08/02/2024
21009062	BLD-OUT SUITE 5	356,147	07/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2666/1961	8/30/2023	SW	Q	I	01
GRANTOR: T AMELIA MKT B FL LLC					
GRANTEE: SPN 2 INVESTMENT GR					
2237/1189	11/08/2018	SW	U	I	37
GRANTOR: KD NASSAU OUTPARCELS					
GRANTEE: T AMELIA GEN FL LLC					

BUILDING NOTES									
BAS=[YR=2007;LABEL=ste:3-5;ORIG=-108,0] W74 S70 E74 N70 \$									
BAS=[YR=2006;LABEL=ste:1-2;ORIG=-182,0] W27 S9 W13 S61 E40 N70 \$									
UST=[YR=2006;ORIG=-209,0] W13 S9 E13 N9 \$									
BAS=[YR=2006;LABEL=ste:6;ORIG=-108,0] E18 S70 W18 N70 \$									
BAS=[YR=2006;LABEL=ste:9-10;ORIG=-90,0] E34 S70 W34 N70 \$									
BAS=[YR=2006;LABEL=ste:11;ORIG=-56,0] E18 S70 W18 N70 \$									
BAS=[YR=2006;LABEL=ste:12;ORIG=-38,0] E18 S70 W18 N70 \$									
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