

PARCEL 2
IN OR 2314/125
5TH AMENDMENT REC ESMT &

PEFFERLE DAYN R REV TRUST/PEFFERLE DAYN R TRUSTEE
C/O 360FIVE LLC, 7643 GATE PKWY #104-686
JACKSONVILLE, FL 32256

2026

37-2N-27-1950-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 80
Exterior Wall	28	GLASS THRM 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 70
Interior Floor	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY 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	1,280	100	2006	1,280	84,551
BAS	1,520	100	2006	1,520	100,404
BAS	4,400	100	2006	4,400	290,642
BAS	10,080	100	2006	10,080	665,835
CAN	272	30	2013	82	5,417
TOTALS	17,552			17,362	1,146,847

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0098	AWNING MTL	0	0	42	6		252.00 SF	13.00
2	0098	AWNING MTL	0	0	42	6		252.00 SF	13.00
3	0812	CONCRETE C	0	0	0	0		5,998.00 SF	4.00
4	0966	FIRE SPRNK	0	0	80	16		17,280.00 SF	3.00
5	0803	ASPHALT C	0	0	0	0		129,028.00 SF	2.00
6	0400	CONC CURB	0	0	0	0		1,720.00 LF	15.00
7	4950	BOLLARD	0	0	0	0		4.00 UT	100.00
8	0424	CL FNC 6'	0	0	0	0		2,010.00 LF	20.00
9	1122	CB 6"	0	0	0	0		488.00 SF	5.85
10	0810	CONCRETE A	0	0	0	0		286.00 SF	6.50

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	102,800.00
2	009602	C	RETENTION PO	0	0003	IW	0.00	0.00	3.83
3	009400	C	RIGHT-OF-WAY	0	0003	IW	0.00	0.00	2.25
4	009606	C	CONSERVATION	0		IW	0.00	0.00	16.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1601	04	17,362	112.1988	132.11	2,293,694	2006	2006	0	0	0	50.00	50.00	
1 COMNTYSHOP 0% - 0 Heated Area: 17280 HX Base Yr													
TOTALS 17,552 17,362 1,146,847													

463797 SR 200, YULEE				XF DATE	05/14/2026				DG	LAND DATE	03/23/2026		DC
				INC DATE					AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
252.00	SF	13.00	13.00	100	2006	2006	3	22	721				
252.00	SF	13.00	13.00	100	2006	2006	3	22	721				
5,998.00	SF	4.00	4.00	100	2006	2006	3	84	20,153				
17,280.00	SF	3.00	3.00	100	2006	2006	3	84	43,546				
29,028.00	SF	2.00	2.00	100	2006	2006	3	54	139,350				
1,720.00	LF	15.00	15.00	100	2006	2006	3	88	22,704				
4.00	UT	100.00	100.00	100	2006	2006	3	100	400				
2,010.00	LF	20.00	20.00	100	2006	2006	3	64	25,728				
488.00	SF	5.85	5.85	100	2007	2007	3	86	2,455				
286.00	SF	6.50	6.50	100	2007	2007	3	86	1,599				

TOTAL OB/XF									
257,377									
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	102,800.00
2	009602	C	RETENTION PO	0	0003	IW	0.00	0.00	3.83
3	009400	C	RIGHT-OF-WAY	0	0003	IW	0.00	0.00	2.25
4	009606	C	CONSERVATION	0		IW	0.00	0.00	16.06

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY					DIRECT_CAP				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					3,034,023				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					3,034,023				
SOH/AGL Deduction					0				
ASSESSED VALUE					3,034,023				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					3,034,023				
TOTAL JUST VALUE					3,034,023				
NCON VALUE					0				
INCOME VALUE					3034023				
PREVIOUS YEAR MKT VALUE					2,927,285				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26403	CO ISSUED	0	09/20/2012
B26403	REMODEL	50,000	09/03/2012
E25269	ELEC OTHER	0	07/01/2012
E25270	ELEC OTHER	0	07/01/2012
B26115	CO ISSUED	0	06/13/2012
M17331	H/AC	0	06/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2314/0125	10/18/2019	SW	Q	I	01	3,300,000	
GRANTOR:T AMELIA GEN FL LLC &							
GRANTEE:DAYN R PEFFERLE REV							
2248/0239	11/08/2018	SW	U	I	11	214,000	
GRANTOR:KD NASSAU OUTPARCELS							
GRANTEE:T AMELIA GEN FL LLC							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006;LABEL=suites: 6-9;ORIG=0,0] W126 S80 E34 E92 N80 \$									
CAN=[YR=2013;ORIG=-126,80] S8 E34 N8 W34 \$									
BAS=[YR=2006;LABEL=suite 4;ORIG=-126,0] W19 S80 E19 N80 \$									
BAS=[YR=2006;LABEL=suite 3;ORIG=-161,0] E16 S80 W16 N80 \$									
BAS=[YR=2006;LABEL=suites: 1-2;ORIG=-216,0] E55 S80 W55 N80 \$									

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