

PARCEL 5
SHOPPES AT AMELIA CONCOURSE
PB 7/128

MJK YULEE LLC
442 MOON RIVER COURT
SAVANNAH, GA 31406

2026

37-2N-27-1950-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 80
Interior Floor	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	2500	REPAIR SERVICE

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
AOF	720	100	2022	720	94,724
BAS	1,320	100	2022	1,320	173,661
BAS	2,660	100	2022	2,660	349,952
CAN	60	30	2022	18	2,368
UBM	1,350	35	2022	472	62,097

TOTALS	6,110			5,190	682,802
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	18,079.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	916.00	SF	4.00
3	1123	CB 8"	0	0	2	5	10.00	SF	6.15
4	0400	CONC CURB	0	0	0	0	798.00	LF	15.00
5	4950	BOLLARD	0	0	0	0	32.00	UT	100.00
6	1123	CB 8"	0	0	0	0	52.00	SF	6.15
7	0812	CONCRETE C	0	0	0	0	220.00	SF	4.00
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0		IW	0.00	0.00	39,316.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2501	04	5,190	146.4300	132.89	689,699	2022	2022	0	0
1 SERV SHOP 0% - 2023									
Heated Area: 4700									
HX Base Yr									

463821 SR 200, YULEE	BLD DATE	10/06/2022	HS	LGL DATE	
	XF DATE			LAND DATE	03/23/2026
	INC DATE			AG DATE	DC

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	0803	ASPHALT C	0	0	0	0	18,079.00	SF	2.00	2.00	100	2022	2022	3	86	31,096	
2	0812	CONCRETE C	0	0	0	0	916.00	SF	4.00	4.00	100	2022	2022	3	99	3,627	
3	1123	CB 8"	0	0	2	5	10.00	SF	6.15	6.15	100	2022	2022	3	99	61	
4	0400	CONC CURB	0	0	0	0	798.00	LF	15.00	15.00	100	2022	2022	3	99	11,850	
5	4950	BOLLARD	0	0	0	0	32.00	UT	100.00	100.00	100	2022	2022	3	100	3,200	
6	1123	CB 8"	0	0	0	0	52.00	SF	6.15	6.15	100	2022	2022	3	99	317	
7	0812	CONCRETE C	0	0	0	0	220.00	SF	4.00	4.00	100	2022	2022	3	99	871	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	96	1,152	
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2022	2022	3	90	1,080	

TOTAL OB/XF									
53,254									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0		IW	0.00	0.00	39,316.00

Total Acres: 0.90	Total Land Value: 786,320	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		682,802	
TOTAL MARKET OB/XF VALUE		53,254	
TOTAL LAND VALUE - MARKET		786,320	
TOTAL MARKET VALUE		1,522,376	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,522,376	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,522,376	
TOTAL JUST VALUE		1,522,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,525,344	

EXPRESS OIL CHANGE + TIRE ENGINEERS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012535	NEW CONSTR-AUTO R	411,444	09/17/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/1341	2/02/2022	WD	Q	I	01	2,200,000	
GRANTOR: EXPRESS OIL CHANGE LL							
GRANTEE: MJK YULEE LLC							
2494/1044	9/07/2021	WD	Q	V	01	780,000	
GRANTOR: CHESTER ROAD LAND TRU							
GRANTEE: EXPRESS OIL CHANGE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W60 S15 E16 S40 E44 N55 \$									
UBM=[YR=2022;ORIG=-114,25] W45 S30 E45 N30 \$									
BAS=[YR=2022;ORIG=-60,55] W44 N30 E44 S30 \$									
AOF=[YR=2022;ORIG=-60,15] E16 S40 S5 W2 W12 W2 N5 N30 N10 \$									
CAN=[YR=2022;ORIG=-46,60] S5 W12 N5 E12 \$									
PTR=[ORIG=0,0] E60 W60 \$									