TRACT 19 (EX 19-1)
IN OR 2314/1296
5TH AMENDMENT REC ESMT &

UPPERTON CREEK LLC
11476 PINE STREET
JACKSONVILLE, FL 32258

2026

37-2N-27-1950-0019-0000

BUILDING CHARACTERISTICS

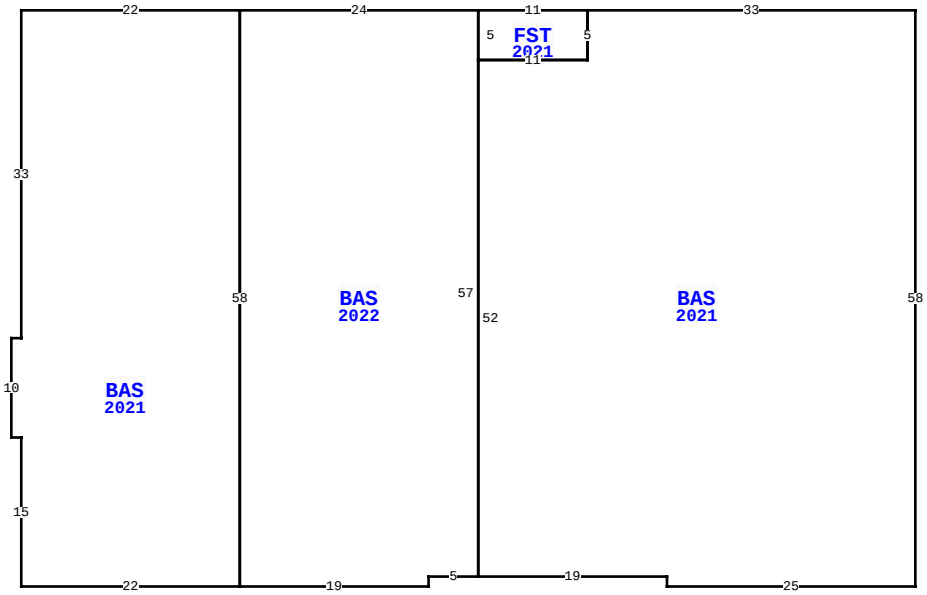
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		34 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,286	100	2021	1,286	211,842
BAS	2,478	100	2021	2,478	408,201
BAS	1,387	100	2022	1,387	228,481
FST	55	50	2021	28	4,612
TOTALS	5,206			5,179	853,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,179	156.2161	173.40	898,039	2020	2020	0	0	0	5.00	95.00

1 NBHD SHOP 0% - 0 Heated Area: 5151 HX Base Yr



463725 SR 200, YULEE

BLD DATE	06/16/2022 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2026 DC
INC DATE	06/01/2026 REA	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,731,058
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,731,058
SOH/AGL Deduction	0
ASSESSED VALUE	1,731,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,731,058
TOTAL JUST VALUE	1,731,058
NCON VALUE	0
INCOME VALUE	1731058
PREVIOUS YEAR MKT VALUE	1,667,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003073	BLD OUT-SMOOTHIEK	270,139	02/24/2022
21010286	BLD OUT-BRIGHT SM	479,859	08/05/2021
21002542	STE 1-HUNGRY HOWI	212,686	03/03/2021
19005619	NEW CONSTR	966,350	12/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1296	10/22/2019	WD	U	V	11	100
GRANTOR: A1A CHESTER ROAD HOLD						
GRANTEE: UPPERTON CREEK LLC						
1695/1056	8/24/2010	WD	U	I	11	100
GRANTOR: DUDLEY JOHNNY L & DAN						
GRANTEE: A1A CHESTER ROAD HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W33 FST=[YR=2021] W11 BAS=[YR=2022] W24
BAS=[YR=2021] W22 S33 W1 S10 E1 S15 E22 N58$ S58 E19 N1 E5
N57$ S5 E11 N5$ S5 W11 S52 E19 S1 E25 N58$.

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	17,254.00	SF	2.00	2.00	100	2020	2020	3	82	28,297	
2	0400	CONC CURB	0	0	0	0	966.00	LF	15.00	15.00	100	2020	2020	3	98	14,200	
3	0812	CONCRETE C	0	0	0	0	1,417.00	SF	4.00	4.00	100	2020	2020	3	97	5,498	
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2020	2020	3	94	7,135	
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	100	2020	2020	3	97	681	
6	0810	CONCRETE A	0	0	37	6	222.00	SF	6.50	6.50	100	2020	2020	3	97	1,400	
7	1123	CB 8"	0	0	34	6	204.00	SF	6.15	6.15	100	2020	2020	3	97	1,217	
8	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	100	2020	2020	3	97	763	
9	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2020	2020	3	97	757	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	

TOTAL OB/XF 60,348

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	001610	C	SH CTR NHD	0		IW	0.00	0.00	37,216.00	SF		1.00	1.00	1.00	22.00	22.00	818,752							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2020	2020	3	94	470	
12	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2021	2021	3	95	1,140	
13	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2021	2021	3	95	7,838	
14	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2021	3	86	344	
15	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2021	2021	3	95	1,710	
16	0964	HALON SYST	0	0	9	2	18.00	SF	50.00	50.00	100	2022	2022	3	99	891	

LAND DESCRIPTION

TOTAL OB/XF 12,393

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: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS