PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

BUILDING CHARACTERISTICS

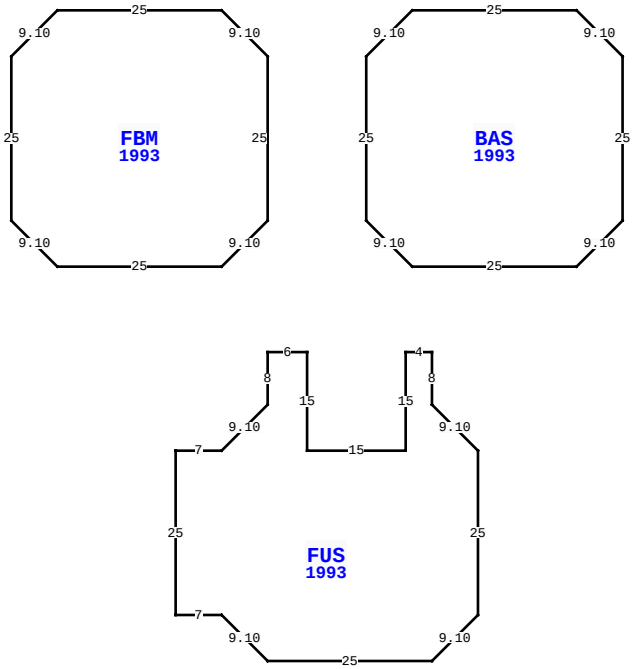
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	06	MANSARD 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		1 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1993	1,423	125,157
FBM	1,423	70	1993	996	87,601
FUS	1,573	100	1993	1,573	138,350
TOTALS	4,419			3,992	351,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,992	96.1732	108.92	434,809	1977	1977	0	0	0	19.25	80.75

1 CLUB HOUSE 0% - 2024 Heated Area: 3992 HX Base Yr



87678 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	14	32	448.00	SF	30.00	30.00	100	1991	1991	3	20	2,688	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
6	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3	20	774	
7	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3	20	774	
8	1243	WD DECK F	0	0	0	0	78.00	SF	8.00	8.00	100	1997	1997	3	20	125	
9	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3	26	74	
10	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3	26	74	

NASSAU COUNTY PROPERTY

PAGE 1 of 7 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005259	ROOF	14,850	07/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] U7 L7 W25 L7 D7 S25 D7 R7 E25 U7 R7 N25$ PTR=E15 BAS=[YR=1993] U7 R7 E25 D7 R7 S25 D7 L7 W25 U7 L7 N25$ W15$ PTR=S45 FUS=[YR=1993] E6 S15 E15 N15 E4 S8 D7 R7 S25 D7 L7 W25 U7 L7 W7 N25 E7 U7 R7 N8$ N45 $.

LAND DESCRIPTION

TOTAL OB/XF 9,117

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	009900	C	ACREAGE NON-	0		OR			26.12	AC		1.00	0.45	0.45	90,000.00	40,500.00	1,057,860							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

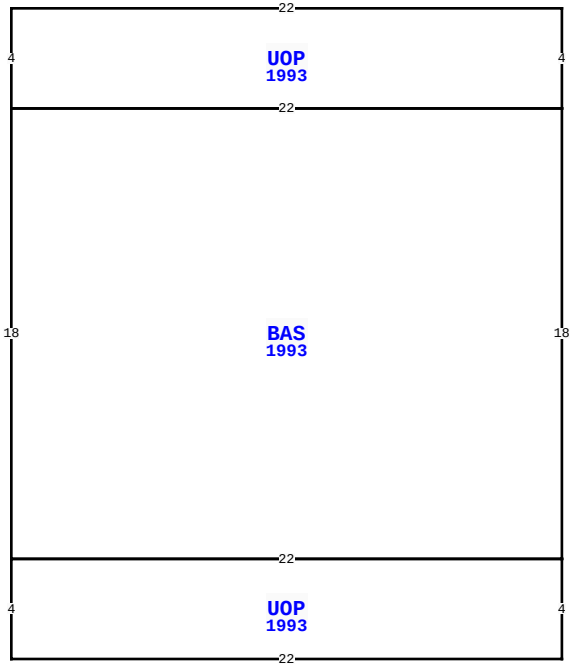
DOR CODE 7700 CLUBS/LODGES/HALLS
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100	1993	396	10,418
UOP	88	20	1993	18	474
UOP	88	20	1993	18	474
TOTALS	572			432	11,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	432	57.6450	32.28	13,945	1980	1980	0	0	0	18.50	81.50

2 ACCESORY U 0% - 2024 Heated Area: 396 HX Base Yr



87678 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 S4 BAS=[YR=1993] S18 UOP=[YR=1993] S4 E22 N4 W22$ E22 N18 W22$ E22 N4$.

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	0810	CONCRETE A	0	0	0	0	864.00	SF	6.50	6.50	100	2002	2002	3	79	4,437	

LAND DESCRIPTION

TOTAL OB/XF 4,437

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 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

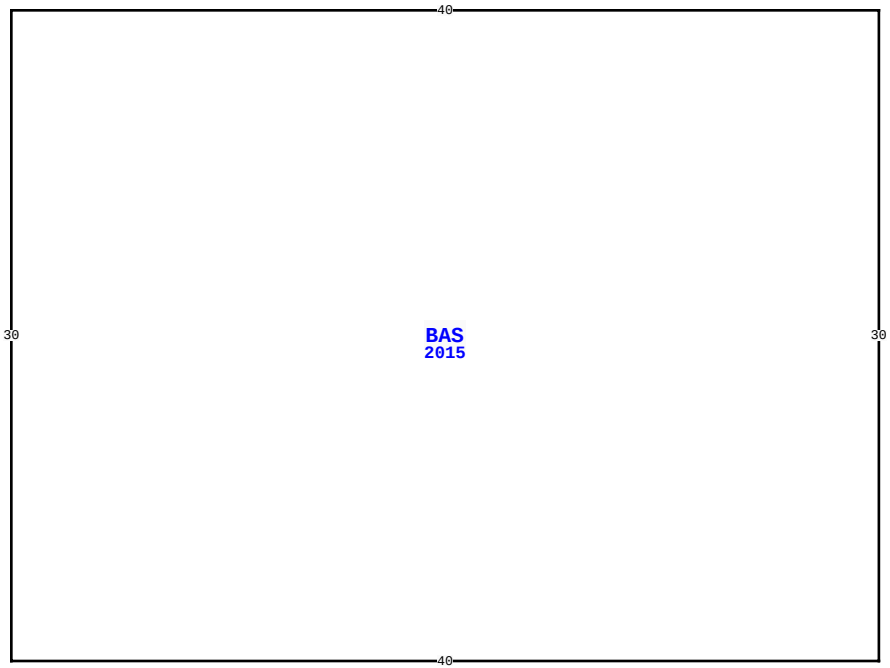
DOR CODE 7700 CLUBS/LODGES/HALLS
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2015	1,200	20,238
TOTALS	1,200			1,200	20,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	1,200	71.0010	33.73	40,476	1995	1995	0	0	0	50.00	50.00

3 PREFAB MTL 0% - 2024 Heated Area: 1200 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

87678 BELL RIVER EST RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S30 E40 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

BUILDING CHARACTERISTICS

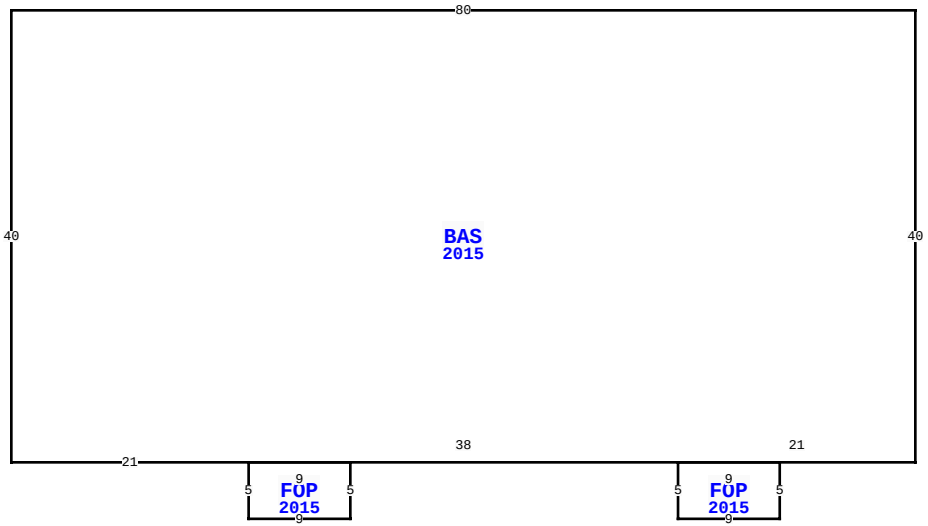
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2015	3,200	328,200
FOP	45	30	2015	14	1,435
FOP	45	30	2015	14	1,435
TOTALS	3,290			3,228	331,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,228	102.3298	115.89	374,093	2002	2002	0	0	0	11.50	88.50

4 CLUB HOUSE 0% - 2024 Heated Area: 3200 HX Base Yr



87678 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 7 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W80 S40 E21 FOP=[YR=2015] S5 E9 N5 W9$ E38
FOP=[YR=2015] S5 E9 N5 W9$ E21 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

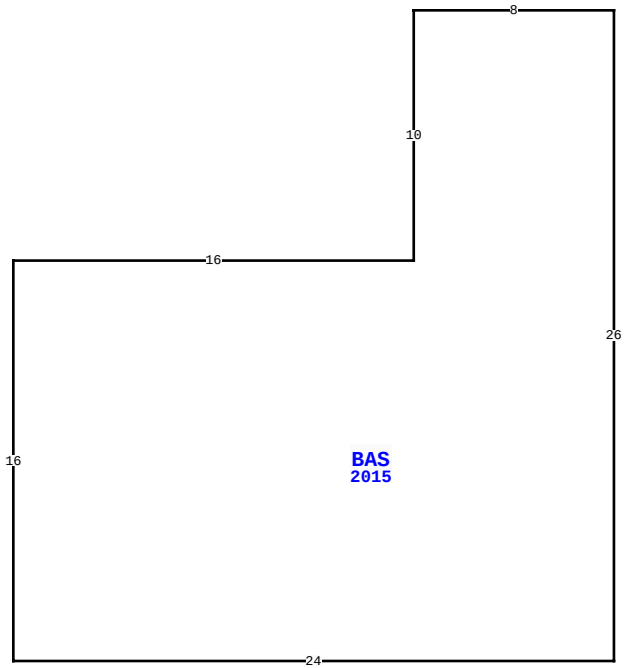
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100	2015	464	4,854
TOTALS	464			464	4,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	464	77.4000	20.92	9,707	1980	1980	0	0	0	50.00	50.00

5 BARNS 0% - 2024 Heated Area: 464 HX Base Yr



87678 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 S10 W16 S16 E24 N26 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

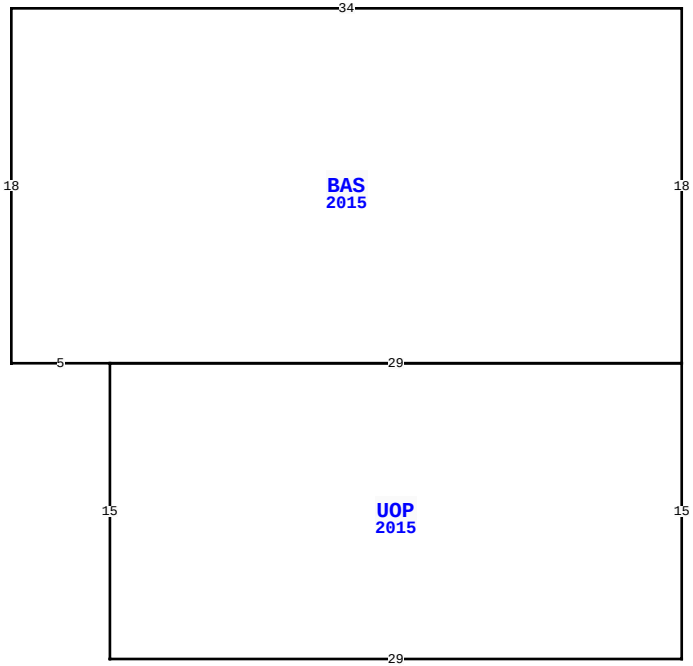
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	2015	612	45,388
UOP	435	20	2015	87	6,452
TOTALS	1,047			699	51,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	699	77.9625	88.29	61,715	1990	1990	0	0	0	16.00	84.00

6 CLUB HOUSE 0% - 2024 Heated Area: 612 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

87678 BELL RIVER EST RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	824,796
TOTAL MARKET OB/XF VALUE	13,554
TOTAL LAND VALUE - MARKET	1,057,860
TOTAL MARKET VALUE	1,896,210
SOH/AGL Deduction	0
ASSESSED VALUE	1,896,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,896,210
TOTAL JUST VALUE	1,896,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W34 S18 E5 UOP=[YR=2015] S15 E29 N15 W29$ E29 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2026

39-3N-27-0000-0001-0360

BUILDING CHARACTERISTICS

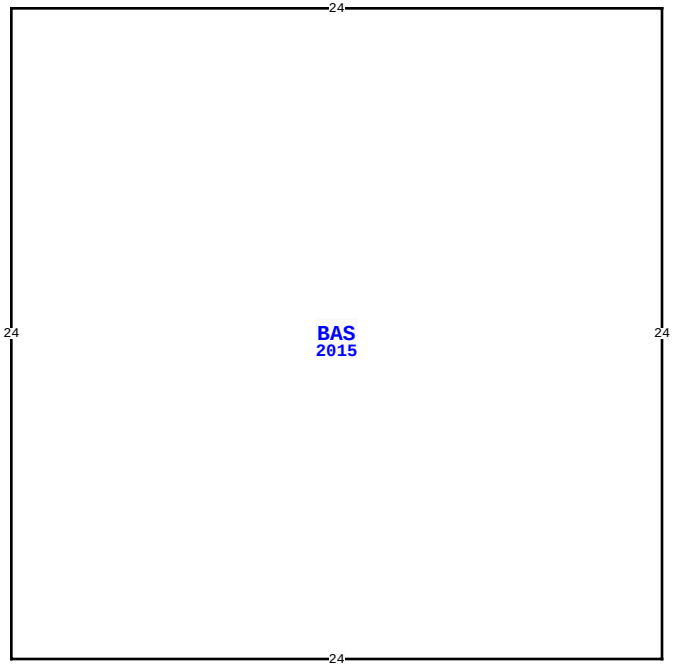
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2015	576	54,318
TOTALS	576			576	54,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	576	81.0495	145.08	83,566	1990	1990	0	0	0	35.00	65.00

7 RSTRM BLDG 0% - 2024 Heated Area: 576 HX Base Yr



87678 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 7 of 7 4

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GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S24 E24 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 26.12 Total Land Value: 1,057,860 Market: 0 Agricultural: 0 Common: 1,057,860 PRINTED 07/09/2026 BY SYS