UNIT 101
THE OFFICES AT VILLAGE CENTER,
A CONDOMINIUM OR 2577/534

EYPOD 2 LLC
917 1ST ST S UNIT 502
JACKSONVILLE BEACH, FL 32250

**2026**

**44-2N-27-1115-0101-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Location | EXTERIOR | EXTERIOR 100 |
| View Luxury | COMMERCIAL | COMMERCIAL 100 |
| Desirability | OFFICE | OFFICE 100 |
| Parking | OPEN | OPEN 100 |
| Quality | 03 | Quality Level 03 |

| | | | |
|---|---|---|---|
| DOR CODE | 0490 | LAND CONDO | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4086.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 2,313 | | | 2,313 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0111500 | | 2,313 | | | | 2023 | 2023 | 0 | 0 | 0 | | |

2 CONDO 0% - 2024 HX Base Yr

57 HOMEGROWN WAY 101, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 636,075 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 636,075 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 636,075 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 636,075 |
| TOTAL JUST VALUE | 636,075 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 633,762 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230006151 | BUILD OUT BLDG 10 | 738,242 | 05/11/2023 |
| 23000814 | NEW CONSTR-SHELL | 758,056 | 01/19/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2663/682 | 8/22/2023 | SW | Q | I | 05 | 1,340,500 |

GRANTOR: SS NASSAU LLC
GRANTEE: EYPOD 2 LLC

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 01/23/2026 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS