

PT JOHN W LOWE GRANT
IN OR 2837/1386
(EX OR 2509/186)

YULEE CENTER LLC
9811 SAVONA WINDS DR
DELRAY BEACH, FL 33446

2026

44-3N-28-0000-0001-0460



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	25	MOD METAL 70	1101	04	9,150	94.3836	139.69	1,278,164	2021	2021	0	0	2.00	98.00	VALUATION BY STANDARD														
Exterior Wall	15	CONC BLOCK 30	2 RETAILSTOR 0% - 2026												Heated Area: 9100														
Roof Structure	10	STEEL FRME 100													HX Base Yr														
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	03	CONC FINSH 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	7	100																											
Frame	05	STEEL 100																											
Story Height		15 100																											
RMS		4 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			1100 STORES, 1 STORY																										
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	9,100	100	2021	9,100	245,755																								
CAN	165	30	2021	50	6,845																								
TOTALS			9,265		9,150	252,601																							
EXTRA FEATURES						96563 CHESTER RD, YULEE																							
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	0812	CONCRETE C	0	0	0	0	19,251.00	SF	4.00	4.00	100	2021	2021	3	98	75,464													
2	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	100	2021	2021	3	99	7,158													
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2021	2021	3	100	400													
4	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2021	2021	3	99	421													
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	9,614													
6	0819	CONC 12"	0	0	17	4	68.00	SF	9.50	9.50	100	2021	2021	3	98	633													
7	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2021	2021	3	98	478													
8	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	86	2,150													
9	1123	CB 8"	0	0	0	0	240.00	SF	6.15	6.15	100	2021	2021	3	98	1,446													
10	0810	CONCRETE A	0	0	17	11	187.00	SF	6.50	6.50	100	2021	2021	3	98	1,191													
LAND DESCRIPTION						TOTAL OB/XF 98,955																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001100	C	STORE 1FLR	0	0006	CN	0.00	0.00	60,980.00	SF		1.00	1.00	1.00	8.00	8.00	487,840												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,840 Market: 0 Agricultural: 0 Common: 487,840 PRINTED 07/09/2026 BY SYS																													

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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																			
																												VALUATION BY										STANDARD									
																												Tax Group: 4										Tax Dist:									
																											BUILDING MARKET VALUE										1,252,601										
																											TOTAL MARKET OB/XF VALUE										107,063										
																											TOTAL LAND VALUE - MARKET										487,840										
																											TOTAL MARKET VALUE										1,847,504										
																											SOH/AGL Deduction										0										
																											ASSESSED VALUE										1,847,504										
																											TOTAL EXEMPTION VALUE										0										
																											BASE TAXABLE VALUE										1,847,504										
																											TOTAL JUST VALUE										1,847,504										
																											NCON VALUE										0										
																											INCOME VALUE																				
																											PREVIOUS YEAR MKT VALUE										1,789,055										