

PT SEC 8-2N-27E
IN OR 2687/1712, OR 2803/252
ESMT IN OR 2734/1099

HP-212012 YULEE LLC
631 W MORSE BLVD SUITE 200
WINTER PARK, FL 32789

2026

45-2N-27-0000-0002-0030



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 13												
Exterior Wall		31	HARDIE BRD 70		0302	03	40,374	102.3150	184.17	7,435,680	2025	2025	0	0	0	0.00	100.00	VALUATION BY												
Exterior Wall		20	FACE BRICK 30		1 APART/LUX 0% - 2026													Heated Area: 39942												
Roof Structur		04	WOOD TRUSS 100															HX Base Yr												
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		13	LVT/LAMMT 100																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			2 100																											
Bathrooms			2 100																											
Frame		02	WOOD FRAME 100																											
Story Height			10 100																											
RMS			0 100																											
Stories		3.	3. 100																											
Units			36 100																											
Quality		03	Quality Level 03																											
DOR CODE		0300	MULTI-FAMILY																											
MAP NUM			MKT AREA															04												
NEIGHBORHOOD/LOC		4053.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,976	100	2026	1,976	363,920																									
BAS	1,976	100	2026	1,976	363,920																									
BAS	1,976	100	2026	1,976	363,920																									
BAS	2,024	100	2026	2,024	372,760																									
BAS	2,024	100	2026	2,024	372,760																									
BAS	2,024	100	2026	2,024	372,760																									
FOP	40	30	2026	12	2,210																									
FOP	40	30	2026	12	2,210																									
FOP	40	30	2026	12	2,210																									
FOP	40	30	2026	12	2,210																									
TOTALS		42,372			40,374	4,435,680																								
EXTRA FEATURES					LIBERTY COVE PKWY, 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	0803	ASPHALT C	0	0	0	0	97,305.00	SF	2.00		2.00	100	2026	2025	100	194,610														
2	0812	CONCRETE C	0	0	0	0	21,803.00	SF	4.00		4.00	100	2026	2025	100	87,212														
3	0812	CONCRETE C	0	0	140	10	11,400.00	SF	4.00		4.00	100	2026	2025	100	45,600														
4	0865	POOL SF	0	0	0	0	1,550.00	SF	80.00		80.00	100	2026	2025	100	124,000														
5	0855	CONC PAVER	0	0	0	0	4,865.00	SF	10.00		10.00	100	2026	2025	100	48,650														
6	0400	CONC CURB	0	0	0	0	1,905.00	LF	15.00		15.00	100	2026	2025	100	28,575														
7	0462	ST/AL FNC	0	0	275	5	1,375.00	SF	10.00		10.00	100	2026	2025	100	13,750														
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00		300.00	100	2026	2025	100	600														
9	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50		7.50	100	2026	2025	100	750														
10	0422	CL FNC 4'	0	0	0	0	175.00	LF	15.00		15.00	100	2026	2025	100	2,625														
LAND DESCRIPTION					TOTAL OB/XF															546,372										
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	000300	C	MULTI-FAMILY		0		PUD			240.00	UT		1.00	1.00	1.00	16,500.00	16,500.00	3,960,000												
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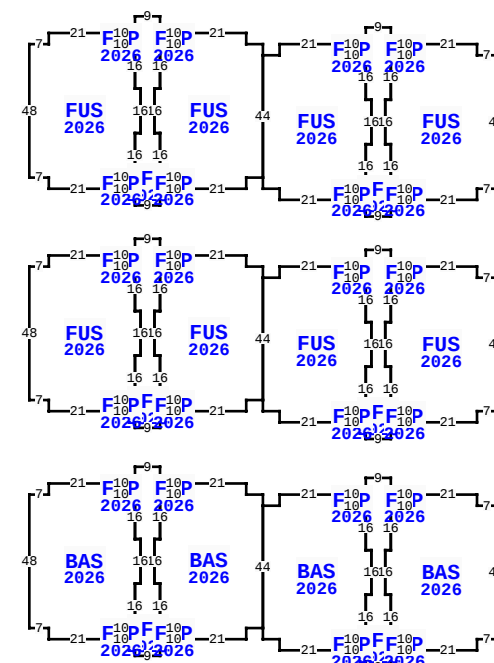
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ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	31	HARDIE BRD 70				0302	03	26,916	102.3150	184.17	4,957,120	2025	2025	0	0	0	0.00	100.00	VALUATION BY				STANDARD																				
Exterior Wall	20	FACE BRICK 30				2 APART/LUX 0% - 2026										Heated Area: 26628										HX Base Yr										Tax Group: 4				Tax Dist:			
Roof Structur	04	WOOD TRUSS 100																								BUILDING MARKET VALUE				50,408,053													
Roof Cover	03	COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE				1,444,248													
Interior Wall	05	DRYWALL 100																								TOTAL LAND VALUE - MARKET				3,960,000													
Interior Floor	13	LVT/LAMMT 100																								TOTAL MARKET VALUE				55,812,301													
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction				0													
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE				55,812,301													
Bedrooms		2 100																								TOTAL EXEMPTION VALUE				0													
Bathrooms		2 100																								BASE TAXABLE VALUE				55,812,301													
Frame	02	WOOD FRAME 100																								TOTAL JUST VALUE				55,812,301													
Story Height		10 100																								NCON VALUE				51,852,301													
RMS	0	0 100				INCOME VALUE				49117198																																	
Stories	3.	3. 100				PREVIOUS YEAR MKT VALUE				3,600,000																																	
Units		24 100																																									
Quality		03	Quality Level 03																																								
DOR CODE		0300	MULTI-FAMILY																																								
MAP NUM			MKT AREA		04																																						
NEIGHBORHOOD/LOC		4053.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	** This building has 42 Sub-Areas LIBERTY COVE PKWY, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2026 DC																																					
BAS	1,976	100	2026	1,976	363,920																																						
BAS	1,976	100	2026	1,976	363,920																																						
BAS	2,024	100	2026	2,024	372,760																																						
BAS	2,024	100	2026	2,024	372,760																																						
FOP	40	30	2026	12	2,210																																						
FOP	40	30	2026	12	2,210																																						
FOP	40	30	2026	12	2,210																																						
FOP	40	30	2026	12	2,210																																						
FOP	40	30	2026	12	2,210																																						
TOTALS	28,248			26,916	4,957,120																																						
EXTRA FEATURES						TOTAL OB/XF 897,876																																					
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																										
11	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2026	2025		100	1,200																											
12	0812	CONCRETE C	0	0	42	35	1,470.00	SF	4.00	4.00	100	2026	2025		100	5,880																											
13	0810	CONCRETE A	0	0	24	16	384.00	SF	6.50	6.50	100	2026	2025		100	2,496																											
14	0810	CONCRETE A	0	0	24	16	384.00	SF	6.50	6.50	100	2026	2025		100	2,496																											
15	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2026	2025		100	2,560																											
16	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2026	2025		100	2,560																											
17	0966	FIRE SPRNK	0	0	0	0	158,892.00	SF	3.00	3.00	100	2026	2025		100	476,676																											
18	0966	FIRE SPRNK	0	0	0	0	105,996.00	SF	3.00	3.00	100	2026	2025		100	317,988																											
19	0972	ST LGHT UN	0	0	0	0	34.00	UT	2,530.00	2,530.00	100	2026	2025		100	86,020																											
LAND DESCRIPTION						TOTAL OB/XF 897,876																																					
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																			

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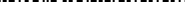
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