

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

**45-2N-28-0000-0002-0000**

| NASSAU COUNTY PROPERTY                                                           |                                |             |      |                           |            | PAGE 1 of 3 | 4         |
|----------------------------------------------------------------------------------|--------------------------------|-------------|------|---------------------------|------------|-------------|-----------|
| VALUATION SUMMARY                                                                |                                |             |      |                           |            |             |           |
| VALUATION BY                                                                     |                                |             |      |                           |            |             | STANDARD  |
| Tax Group: 4                                                                     |                                | Tax Dist:   |      |                           |            |             |           |
| BUILDING MARKET VALUE                                                            |                                |             |      |                           |            |             | 137,551   |
| TOTAL MARKET OB/XF VALUE                                                         |                                |             |      |                           |            |             | 758,012   |
| TOTAL LAND VALUE - MARKET                                                        |                                |             |      |                           |            |             | 1,790,000 |
| TOTAL MARKET VALUE                                                               |                                |             |      |                           |            |             | 2,595,563 |
| SOH/AGL Deduction                                                                |                                |             |      |                           |            |             | 0         |
| ASSESSED VALUE                                                                   |                                |             |      |                           |            |             | 2,595,563 |
| TOTAL EXEMPTION VALUE                                                            |                                | 03          |      |                           |            |             | 2,595,563 |
| BASE TAXABLE VALUE                                                               |                                |             |      |                           |            |             | 0         |
| TOTAL JUST VALUE                                                                 |                                |             |      |                           |            |             | 2,595,563 |
| NCON VALUE                                                                       |                                |             |      |                           |            |             | 0         |
| INCOME VALUE                                                                     |                                |             |      |                           |            |             |           |
| PREVIOUS YEAR MKT VALUE                                                          |                                |             |      |                           |            |             | 2,604,835 |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
| PERMIT NUM                                                                       |                                | DESCRIPTION |      | AMT                       |            | ISSUED      |           |
| E24002                                                                           |                                | REMODEL     |      | 0                         |            | 11/01/2011  |           |
| C22036                                                                           |                                | CO ISSUED   |      | 0                         |            | 07/23/2009  |           |
| E21902                                                                           |                                | ELEC OTHER  |      | 125                       |            | 07/01/2009  |           |
| E21642                                                                           |                                | ELEC OTHER  |      | 3,200                     |            | 03/01/2009  |           |
| M14345                                                                           |                                | MECH OTHER  |      | 0                         |            | 01/01/2009  |           |
| R11665                                                                           |                                | REPAIR/RRF  |      | 1,500                     |            | 12/01/2008  |           |
| <b>SALES DATA</b>                                                                |                                |             |      |                           |            |             |           |
| OFF RECORD<br>Number                                                             |                                | DATE        |      | TYPE<br>INST              | Q /<br>U / | V /<br>I /  | RSN<br>CD |
| 1017/1697                                                                        |                                | 11/05/2001  |      | WD                        | Q          | V           | 06        |
|                                                                                  |                                |             |      |                           |            |             | 100       |
| GRANTOR: THE TRUST FOR PUBLIC                                                    |                                |             |      |                           |            |             |           |
| GRANTEE: NASSAU COUNTY                                                           |                                |             |      |                           |            |             |           |
| 1017/1693                                                                        |                                | 11/05/2001  |      | WD                        | Q          | V           | 1,200,000 |
| GRANTOR: MATANZAS PACKING COMP                                                   |                                |             |      |                           |            |             |           |
| GRANTEE: THE TRUST FOR PUBLI                                                     |                                |             |      |                           |            |             |           |
| <b>BUILDING NOTES</b>                                                            |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
| <b>BUILDING DIMENSIONS</b>                                                       |                                |             |      |                           |            |             |           |
| BAS=[YR=2011] W34 CAN=[YR=2011] W10 S36 E54 N36 W10 S26 W34 N26\$ S26 E34 N26\$. |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
| ND<br>UE                                                                         | OTHER ADJUSTMENTS<br>AND NOTES |             | YEAR | DENSITY                   | DECL       | FRZ         | YR        |
| 00,000                                                                           |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
|                                                                                  |                                |             |      |                           |            |             |           |
| Common: 1,700,000                                                                |                                |             |      | PRINTED 07/09/2026 BY SYS |            |             |           |

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

**45-2N-28-0000-0002-0000**

|             |            |    |    |                    |                             |           |                 |                   |                           |
|-------------|------------|----|----|--------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|
| REVIEW DATE | 01/01/2023 | BY | CD | Total Acres: 20.00 | Total Land Value: 1,700,000 | Market: 0 | Agricultural: 0 | Common: 1,700,000 | PRINTED 07/09/2026 BY SYS |
|-------------|------------|----|----|--------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

**45-2N-28-0000-0002-0000**

|             |            |    |    |                    |                             |           |                 |                   |                           |
|-------------|------------|----|----|--------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|
| REVIEW DATE | 01/01/2023 | BY | CD | Total Acres: 20.00 | Total Land Value: 1,700,000 | Market: 0 | Agricultural: 0 | Common: 1,700,000 | PRINTED 07/09/2026 BY SYS |
|-------------|------------|----|----|--------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|