

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2724/1095
(EX FPL ESMT OR 317/111 & ESMT

463128 YULEE LLC
224 WEST HILL ST STE 400
CHICAGO, IL 60610

2026

51-3N-27-0000-0013-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
		04

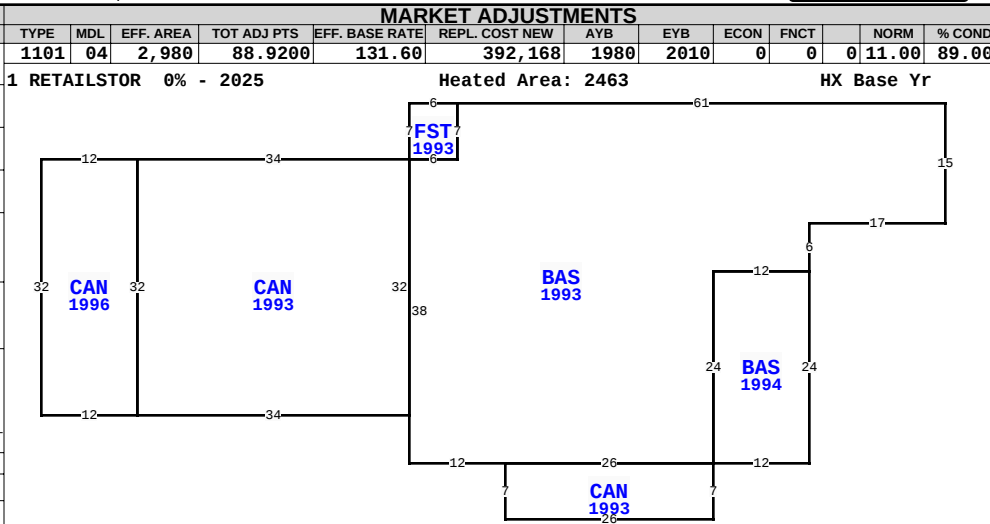
NEIGHBORHOOD/LOC	4051.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	1993	2,175	254,745
BAS	288	100	1994	288	33,732
CAN	182	30	1993	55	6,442
CAN	1,088	30	1993	326	38,183
CAN	384	30	1996	115	13,469
FST	42	50	1993	21	2,460

TOTALS	4,159			2,980	349,030
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	28,083.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,457.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	
6	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	
7	0819	CONC 12"	0	0	0	0	65.00	SF	9.50	9.50	
8	0400	CONC CURB	0	0	0	0	30.00	LF	15.00	15.00	
9	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0		CG	200.00	365.00	73,180.00	SF	



463128 SR 200, YULEE

BLD DATE	07/31/2024
XF DATE	11/08/2018
INC DATE	

REA
KK

LGL DATE	05/11/2026
LAND DATE	
AG DATE	

DC

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,030	
TOTAL MARKET OB/XF VALUE		33,174	
TOTAL LAND VALUE - MARKET		878,160	
TOTAL MARKET VALUE		1,260,364	
SOH/AGL Deduction		52,847	
ASSESSED VALUE		1,207,517	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,207,517	
TOTAL JUST VALUE		1,260,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,097,743	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240000007	NON LIT CHANNEL L	2,400	01/02/2024
230003192	MUV DISP	287,854	12/14/2023
22007482	REPAIR/RRF	19,940	08/03/2022
17010011	REMODEL	30,000	11/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/1095	7/10/2024	WD Q	I	01	

GRANTOR: YULEE OUTPARCEL LLC					
GRANTEE: 463128 YULEE LLC					
2626/0213	3/16/2023	WD Q	I	03	750,000
GRANTOR: KICKLIGHTER ANTHONY L					
GRANTEE: YULEE OUTPARCEL LLC					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W61 FST=[YR=1993] W6 S7 E6 N7\$ S7 W6					
CAN=[YR=1993] W34 CAN=[YR=1996] W12 S32 E12 N32\$ S32 E34					
N32\$ S38 E12 CAN=[YR=1993] S7 E26 N7 W26\$ E26 BAS=[YR=1994]					
E12 N24 W12 S24\$ N24 E12 N6 E17 N15\$.					