ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

AIA EXPRESS DISCOUNT INC/
2429 SARAGOSSA AVE
JACKSONVILLE, FL 32217

**2023**

**00-00-31-1680-0010-0070**

## BUILDING CHARACTERISTICS

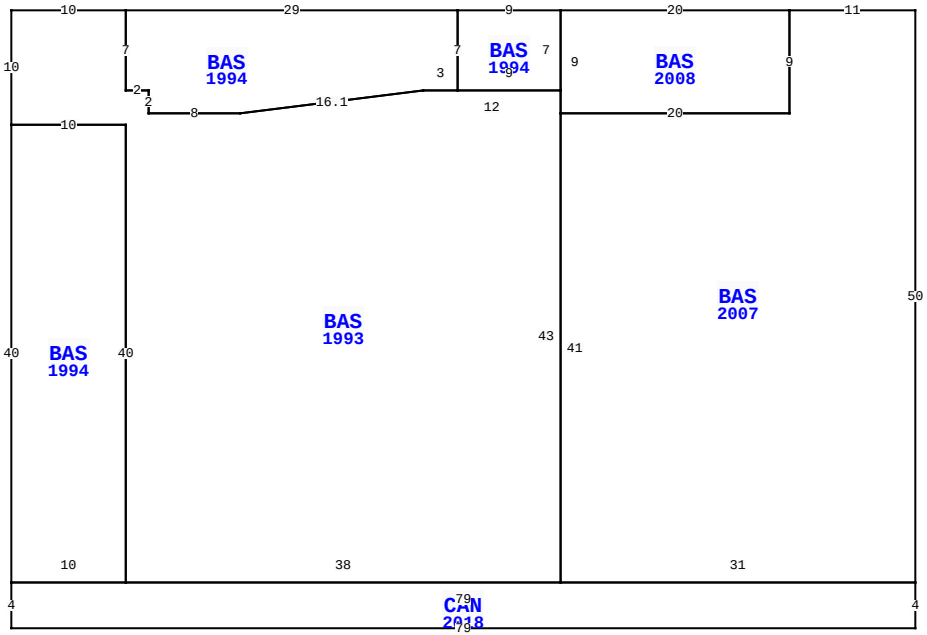
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1410 | CONVENIENCE STORES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1060.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,702 | 100 | 1,702 | 94,367 |
| BAS | 63 | 100 | 63 | 3,493 |
| BAS | 235 | 100 | 235 | 13,029 |
| BAS | 400 | 100 | 400 | 22,178 |
| BAS | 1,370 | 100 | 1,370 | 75,960 |
| BAS | 180 | 100 | 180 | 9,980 |
| CAN | 316 | 30 | 95 | 5,267 |
| TOTALS | 4,266 | | 4,045 | 224,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 4,045 | 103.0000 | 112.01 | 453,080 | 1985 | 1985 | 0 | 0 | 0 | 50.50 | 49.50 |

1 CONVESTORE – 0% - 0 Heated Area: 3950 HX Base Yr




3331 S FLETCHER AV, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/21/2018 | KK | LGL DATE | |
| XF DATE | 09/21/2018 | KK | LAND DATE | 09/21/2018 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 224,275 |
| TOTAL MARKET OB/XF VALUE | 26,294 |
| TOTAL LAND VALUE - MARKET | 491,225 |
| TOTAL MARKET VALUE | 741,794 |
| SOH/AGL Deduction | 64,880 |
| ASSESSED VALUE | 676,914 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 676,914 |
| TOTAL JUST VALUE | 741,794 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 675,574 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20181939 | ROOF | 5,850 | 06/08/2018 |
| 20141745 | GAS | 0 | 08/07/2014 |
| 20100986 | GAS | 800 | 06/14/2010 |
| 20100980 | ELEC OTHER | 2,500 | 06/11/2010 |
| 20100891 | GAS | 18,000 | 06/01/2010 |
| 20091527 | GAS | 102,437 | 11/05/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1789/1089 | 4/17/2012 | WD | Q | I | 01 | 418,000 |
| GRANTOR: THE PANTRY INC | | | | | | |
| GRANTEE: AIA EXPRESS DISCOUN | | | | | | |
| 0603/1072 | 8/03/1990 | WD | U | I | 02 | 346,400 |
| GRANTOR: HUNTLEY LOUIS & WM T | | | | | | |
| GRANTEE: HUNTLEY'S JIFFY S | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2007] W11 BAS=[YR=2008] W20 BAS=[YR=1994] W9
BAS=[YR=1994] W29 BAS=[YR=1993] W10 S10 BAS=[YR=1994] S40
CAN=[YR=2018] S4 E79 N4 W79$ E10 N40 W10$ E10 S40 E38 N43
W12 D2 L16 W8 N2 W2 N7$ S7 E2 S2 E8 R16 U2 E3 N7$ S7 E9
N7$ S9 E20 N9$ S9 W20 S41 E31 N50$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,112.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 57 | 2,535 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 5,129.00 | SF | 2.00 | 2.00 | 100 | 1985 | 1985 | 3 | 50 | 5,129 | |
| 3 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1985 | 1985 | 3 | 24 | 607 | |
| 4 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 34.00 | LF | 20.00 | 20.00 | 100 | 2000 | 2000 | 3 | 20 | 136 | |
| 6 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 73.00 | LF | 15.00 | 15.00 | 100 | 1985 | 1985 | 3 | 60 | 657 | |
| 7 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 18.00 | LF | 20.00 | 20.00 | 100 | 1985 | 1985 | 3 | 23 | 83 | |
| 8 | 1100 | VAC SYSTEM | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 1996 | 1996 | 3 | 20 | 160 | |
| 9 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2000 | 2000 | 3 | 100 | 600 | |
| 10 | 7000 | SIGN | 0 | 0 | 5 | 5 | 1.00 | SF | 2,000.00 | 2,000.00 | 100 | 1986 | 1986 | 3 | 20 | 400 | |
| 11 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1985 | 1985 | 3 | 24 | 120 | |

TOTAL OB/XF 10,427

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 001410 | C | CONV STORE | 0 | 0006 | C-1 | 0.00 | 0.00 | 19,649.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 491,225 | | | | | | | |

REVIEW DATE 09/21/2018 BY KK Total Acres: 0.00 Total Land Value: 491,225 Market: 0 Agricultural: 0 Common: 491,225 PRINTED 08/02/2023 BY SYS

ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

AIA EXPRESS DISCOUNT INC/
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JACKSONVILLE, FL 32217

**2023**

**00-00-31-1680-0010-0070**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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|---|---|---|
| | | |

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|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 01 |
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|---|---|---|---|---|
| TOTALS | | | | |

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| | | | | | | | | | | | | |

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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 676,914 |
| TOTAL JUST VALUE | 741,794 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 675,574 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091528 | ELEC OTHER | 10,500 | 11/05/2009 |
| 20091336 | REPAIR/RRF | 20,000 | 10/02/2009 |
| 20081321 | ELEC OTHER | 0 | 08/25/2008 |
| 20070865 | ELEC OTHER | 600 | 05/17/2007 |
| 20070854 | H/AC | 9,898 | 05/16/2007 |
| 20070518 | SIGN | 1,825 | 03/28/2007 |

### SALES DATA

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|---|---|---|---|---|---|---|
| 1789/1089 | 4/17/2012 | WD | Q | I | 01 | 418,000 |
| GRANTOR: THE PANTRY INC | | | | | | |
| GRANTEE: AIA EXPRESS DISCOUN | | | | | | |
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| GRANTOR: HUNTLEY LOUIS & WM T | | | | | | |
| GRANTEE: HUNTLEY'S JIFFY S | | | | | | |

| | | | | |
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| XF DATE | 09/21/2018 | KK | LAND DATE | 09/21/2018 KK |
| INC DATE | | | AG DATE | |

### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 1985 | 1985 | 3 | 24 | 108 | |
| 13 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,146.00 | SF | 4.00 | 4.00 | 100 | 2010 | 2010 | 3 | 92 | 7,897 | |
| 14 | 4310 | CANOPIES F | 0 | 0 | 36 | 24 | 864.00 | UT | 22.75 | 22.75 | 100 | 2010 | 2010 | 3 | 40 | 7,862 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 15,867

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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