

M & R UNITED INC
402A HIGH POINT DR
COCOA, FL 32926

01-2N-26-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 80		
Exterior Wall	28	GLASS THRM 20		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		3 100		
Frame	03	MASONRY 100		
Story Height		11 100		
RMS		4 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1410	CONVENIENCE STORES		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	4001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	31,357
PTO	77	5	4	90
PTO	674	5	34	762
TOTALS	2,151		1,438	32,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,438	102.9823	111.99	161,042	1969	1969		0	0	80.00	20.00

1 CONVESTORE - 0% - 0
Heated Area: 1400
HX Base Yr

PTO 1993

BAS 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		32,208	
TOTAL MARKET OB/XF VALUE		41,404	
TOTAL LAND VALUE - MARKET		344,993	
TOTAL MARKET VALUE		418,605	
SOH/AGL Deduction		28,002	
ASSESSED VALUE		390,603	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		390,603	
TOTAL JUST VALUE		418,605	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,885	

PERMIT NUMDESCRIPTIONAMTISSUED

B19400REMODEL5,00002/01/2007

E017874NEW CONSTR30003/01/2001

973978REMODEL8,00005/01/1997

2336GAS PUMPS252,00010/27/1987

4455ADDITION20,00010/27/1987

SALES DATA

OFF RECORDNumberDATETYPEINSTQ / I / V / I / RSNCD SALE PRICE

1830/068211/29/2012QC U I I11100

GRANTOR: SHAH MAHESH R & RASHM

GRANTEE: M & R UNITED INC

0517/10055/15/1987MS U I I400,000

GRANTOR: CLARK HUBERT L JR

GRANTEE: SHAH MAHESH & RASHM

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 S7 BAS=[YR=1993] W39 PTO=[YR=1993] W21 S34 R15 U3 E6 N31\$ S28 E50 N28 W11\$ E11 N7\$.

EXTRA FEATURES

462470 SR 200, 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
3	0811	CONCRETE B	0	0	0	709.00	SF	2.60	2.60	100	1990	1990	3	62	1,143	
4	0803	ASPHALT C	0	0	0	8,081.00	SF	1.00	1.00	100	1990	1990	3	50	4,041	
5	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	100	1990	1990	3	87	204	
6	0524	PUMP ISLND	0	0	16	4	64.00	SF	4.50	100	1990	1990	3	87	251	
9	4310	CANOPIES F	0	0	67	30	2,010.00	UT	22.75	100	1993	1993	3	20	9,146	
10	1127	BRICK 8"	0	0	22	5	110.00	SF	11.00	100	1969	1969	3	56	678	
11	1127	BRICK 8"	0	0	0	0	196.00	SF	11.00	100	1969	1969	3	56	1,207	
12	0812	CONCRETE C	0	0	0	0	6,246.00	SF	4.00	100	2020	2020	3	99	24,734	

LAND DESCRIPTIONTOTAL OB/XF41,404

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
1	001410	C	CONV STORE	0	0004	CHT	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	5.50	5.50	344,993							

REVIEW DATE 12/21/2020 BY KK Total Acres: 0.00 Total Land Value: 344,993 Market: 0 Agricultural: 0 Common: 344,993 PRINTED 08/02/2023 BY SYS