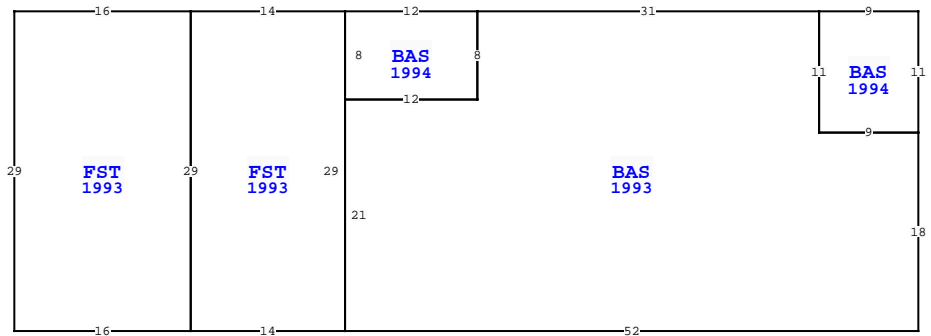


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	02 ROLL COMP 100
Interior Wall	05 DRYWALL 100
Interior Floor	05 ASPH TILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	CONVSTORE	- 0%	- 0									Heated Area: 1508 HX Base Yr	



Quality				
DOR CODE	CONVENIENCE STORES			
03	Quality Level 03			
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	1,313	100	1,313	49,351
BAS	96	100	96	3,608
BAS	99	100	99	3,721
FST	406	50	203	7,630
FST	464	50	232	8,720
TOTALS	2,378		1,943	73,031

852396 US HWY 17, YULEE

BLD DATE	02/09/2018	KK	LGL DATE	
XF DATE	02/09/2018	KK	LAND DATE	02/09/2018
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			73,031
TOTAL MARKET OB/XF VALUE			47,478
TOTAL LAND VALUE - MARKET			115,200
TOTAL MARKET VALUE			235,709
SOH/AGL Deduction			23,299
ASSESSED VALUE			212,410
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,410
TOTAL JUST VALUE			235,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20887	REMODEL	45,695	12/01/2007
20033033	REPAIR/RRF	4,000	05/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1037	2/11/2020	SW	U	I	11	220,000
GRANTOR: FIRST COAST ENERGY LL						
GRANTEE: BOCA GAS COMPANY HO						
2341/1353	2/12/2020	SW	Q	I	01	3,272,200
GRANTOR: BOCA GAS CO HOLDINGS						
GRANTEE: ECM-BG2-YULEE FL-1-						

EXTRA FEATURES																
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	15,700.00	SF	2.00	2.00	100	1970	1970	3	50	15,700	
2	0812	CONCRETE C	0	0	0	2,134.00	SF	4.00	4.00	100	1970	1970	3	22	1,878	
3	0400	CONC CURB	0	0	0	461.00	LF	15.00	15.00	100	1970	1970	3	29.2	2,019	
4	0524	PUMP ISLND	0	0	0	196.00	SF	4.50	4.50	100	1980	1980	3	75	662	
6	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1970	1970	3	20	1,012	
7	0940	SHEDS/PORT	0	0	8	240.00	SF	20.10	20.10	100	1985	1985	3	20	965	
9	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	1985	1985	3	20	160	
10	0811	CONCRETE B	0	0	0	1,413.00	SF	5.20	5.20	100	2007	2007	3	89	6,539	
11	0810	CONCRETE A	0	0	0	257.00	SF	6.50	6.50	100	1970	1970	3	22	368	
12	0443	STK FNC 6'	0	0	0	131.00	LF	10.00	10.00	100	2007	2007	3	35	459	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1994] W9 BAS=[YR=1993] W31 BAS=[YR=1994] W12													
FST=[YR=1993] W14 FST=[YR=1993] W16 S29 E16 N29 \$ S29 E14 N29													
\$ S8 E12 N8\$ S8 W12 S21 E52 N18 W9 N11\$ S11 E9 N11 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CHT	200.00	200.00	52,600.00	SF		1.00	1.00	1.00	2.00	2.00	105,200							
2	001020	C	COMM HWY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

