IN OR 2481/1464

PATTON RANDALL C/
417 PINE CROSSING
WOODBINE, GA 31569

**2023**

**02-3N-26-0000-0001-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

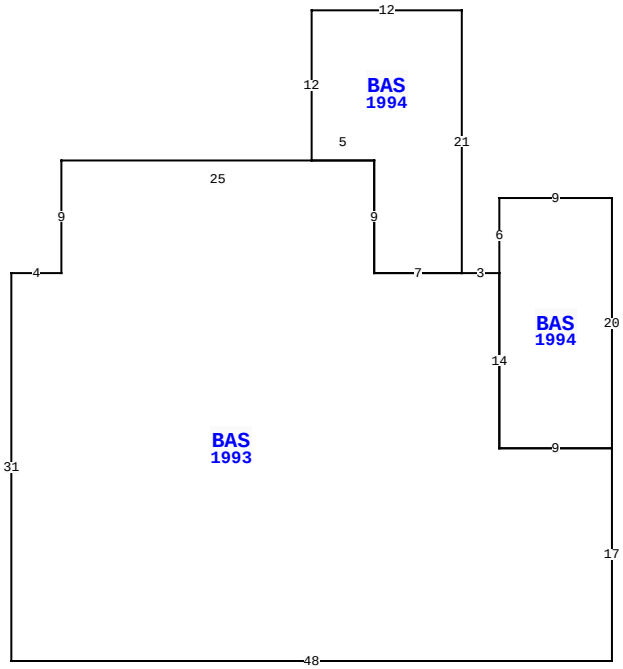
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,587 | 100 | 1,587 | 20,929 |
| BAS | 180 | 100 | 180 | 2,374 |
| BAS | 207 | 100 | 207 | 2,730 |
| TOTALS | 1,974 | | 1,974 | 26,033 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 1,974 | 60.6375 | 65.94 | 130,166 | 1970 | 1970 | 0 | 0 | 0 | 80.00 | 20.00 |

1 CONVESTORE – 0% - 0 Heated Area: 1974 HX Base Yr




852414 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 06/29/2018 KK | LGL DATE | |
| XF DATE | | LAND DATE | 02/09/2018 KK |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 26,033 |
| TOTAL MARKET OB/XF VALUE | 18,561 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 124,594 |
| SOH/AGL Deduction | 2,658 |
| ASSESSED VALUE | 121,936 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,936 |
| TOTAL JUST VALUE | 124,594 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,851 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21436 | DEMOLITION OF TAN | 25,000 | 05/01/2008 |
| 5657 | XFOB | 20,048 | 04/18/1989 |
| 5771 | REMODEL | 2,000 | 03/16/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2481/1464 | 7/23/2021 | SW | Q | I | 01 | 125,000 |
| GRANTOR: FIRST COAST ENERGY LL | | | | | | |
| GRANTEE: PATTON RANDALL C | | | | | | |
| 0881/1834 | 5/06/1999 | WD | Q | I | | 118,000 |
| GRANTOR: RAY DISTRIBUTING COMP | | | | | | |
| GRANTEE: FIRST COAST ENERGY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W9 S6 BAS=[YR=1993] W3 BAS=[YR=1994] N21 W12 S12 E5 S9 E7$ W7 N9 W25 S9 W4 S31 E48 N17 W9 N14$S14E9 N20$.

## 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 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 2,530.00 | 2,530.00 | 100 | 1989 | 1989 | 3 | 28 | 1,417 | |
| 3 | 0524 | PUMP ISLND | 0 | 0 | 0 | 0 | 144.00 | SF | 4.50 | 4.50 | 100 | 1989 | 1989 | 3 | 86 | 557 | |
| 4 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 18,796.00 | SF | 0.50 | 0.50 | 100 | 1989 | 1989 | 3 | 50 | 4,699 | |
| 5 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 112.00 | LF | 20.00 | 20.00 | 100 | 1989 | 1989 | 3 | 27 | 605 | |
| 6 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 537.00 | LF | 15.00 | 15.00 | 100 | 1975 | 1975 | 3 | 38 | 3,061 | |
| 7 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 8.00 | UT | 100.00 | 100.00 | 100 | 1970 | 1970 | 3 | 100 | 800 | |
| 8 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 3.00 | UT | 450.00 | 450.00 | 100 | 1989 | 1989 | 3 | 28 | 378 | |
| 9 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 286.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 1,106 | |
| 11 | 4310 | CANOPIES F | 0 | 0 | 45 | 29 | 1,305.00 | UT | 22.75 | 22.75 | 100 | 1993 | 1993 | 3 | 20 | 5,938 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,561

| 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 | | CHT | 200.00 | 200.00 | 40,000.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 80,000 | | | | | | | |

REVIEW DATE 06/29/2018 BY KK Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS