PT OF LOT 1 (S-7)
PT OR 2028/260
FLA LAND SYNDICATE SUB PB 0/42

CIRCLE K STORES INC
ATTN: PROPERTY TAX DEPARTMENT, PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

2023

37-1N-25-2940-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

540239 US HWY 1, CALLAHAN

BLD DATE			LGL DATE	
XF DATE	02/21/2020	KKX	LAND DATE	02/21/2020 KKX
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,515
TOTAL LAND VALUE - MARKET	18,504
TOTAL MARKET VALUE	25,019
SOH/AGL Deduction	7,421
ASSESSED VALUE	17,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,598
TOTAL JUST VALUE	25,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/0260	9/13/2015	MS	U	I	11	0
GRANTOR: THE PANTRY INC						
GRANTEE: CIRCLE K STORES INC						
1345/0196	8/26/2005	WD	Q	I		96,800
GRANTOR: JONES JOSEPH D						
GRANTEE: THE PANTRY INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	5,055.00	SF	1.50	1.50	100	1980	1980	3	50	3,791	
2	0940	SHEDS/PORT	0	0	18	12	216.00	SF	20.10	20.10	100	1990	1990	3	20	868	
4	0812	CONCRETE C	0	0	0	0	1,326.00	SF	4.00	4.00	100	1980	1980	3	35	1,856	

LAND DESCRIPTION

TOTAL OB/XF 6,515

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	001001	C	V CM/XFOBT	0		CG	0.00	0.00	18,504.00	SF		1.00	1.00	1.00	1.00	1.00	18,504							

REVIEW DATE 02/21/2020 BY KKX Total Acres: 0.00 Total Land Value: 18,504 Market: 0 Agricultural: 0 Common: 18,504 PRINTED 08/02/2023 BY SYS