PT JOHN LOW MILL GRANT
SEC 37-2N-27E IN OR 2376/820
UTIL ESMT IN OR 2301/1581

CHASTAIN CURTIS PROPERTIES LLC
10741 GREY HERON CT
PORT SAINT LUCIE, FL 34986

2023

37-2N-27-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

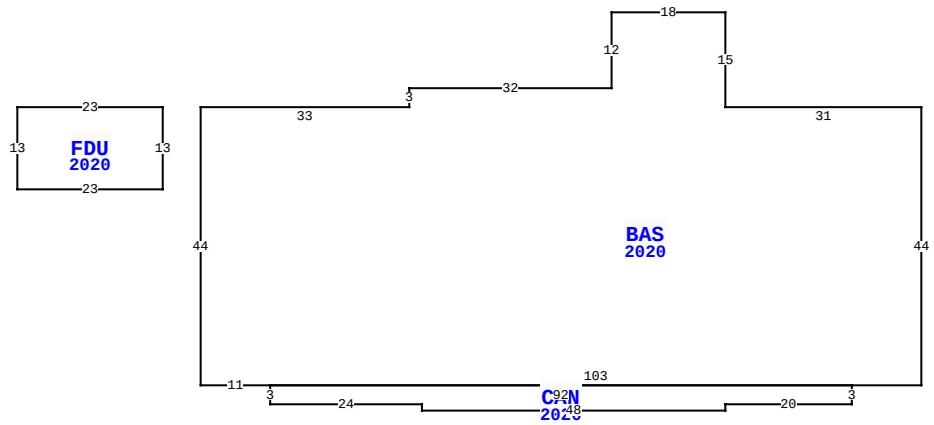
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,382	100	5,382	835,139
CAN	324	30	97	15,052
FDU	299	60	179	27,775
TOTALS	6,005		5,658	877,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	5,658	120.1082	156.74	886,835	2020	2020	0	0	0	1.00	99.00

1 CONVESTORE – 0% - 0 Heated Area: 5382 HX Base Yr



463651 SR 200, YULEE

BLD DATE	03/05/2021 KK	LGL DATE	
XF DATE	03/05/2021 KK	LAND DATE	03/05/2021 KK
INC DATE		AG DATE	

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	49,185.00	SF	2.00	2.00	100	2020	2020	3	88	86,566	
2	0400	CONC CURB	0	0	0	0	2,280.00	LF	15.00	15.00	100	2020	2020	3	99	33,858	
3	0812	CONCRETE C	0	0	0	0	3,631.00	SF	4.00	4.00	100	2020	2020	3	99	14,379	
4	0812	CONCRETE C	0	0	0	0	8,086.00	SF	4.00	4.00	100	2020	2020	3	99	32,021	
5	0812	CONCRETE C	0	0	0	0	14,884.00	SF	4.00	4.00	100	2020	2020	3	99	58,941	
6	0810	CONCRETE A	0	0	61	6	366.00	SF	6.50	6.50	100	2020	2020	3	99	2,355	
7	0810	CONCRETE A	0	0	0	0	424.00	SF	6.50	6.50	100	2020	2020	3	99	2,728	
8	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2020	2020	3	99	198	
9	4950	BOLLARD	0	0	0	0	50.00	UT	100.00	100.00	100	2020	2020	3	100	5,000	
10	0424	CL FNC 6'	0	0	0	0	702.00	LF	23.00	23.00	100	2020	2020	3	98	15,823	

TOTAL OB/XF 251,869

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		IW	0.00	0.00	166,399.00	SF		1.00	1.00	1.00	12.00	12.00	1,996,788							

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	877,967
TOTAL MARKET OB/XF VALUE	512,295
TOTAL LAND VALUE - MARKET	1,996,788
TOTAL MARKET VALUE	3,387,050
SOH/AGL Deduction	32,785
ASSESSED VALUE	3,354,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,354,265
TOTAL JUST VALUE	3,387,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,061,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005737	NEW CONSTR-CIRCLE	684,423	11/14/2019
19009117	OTHER - SITE WORK	424,631	11/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0820	7/15/2020	SW	Q	I	01	3,536,900
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: CHASTAIN CURTIS PRO						
2372/1222	6/30/2020	QC	U	V	11	100
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: RIMROCK LASSERRE LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 N15 W18 S12 W32 S3 W33 S44 E11
CAN=[YR=2020] S3 E24 S1 E48 N1 E20 N3 W92$ E103 N44 $
PTR=W120 FDU=[YR=2020] W23 S13 E23 N13$ E120$.

REVIEW DATE 03/05/2021 BY KK Total Acres: 0.00 Total Land Value: 1,996,788 Market: 0 Agricultural: 0 Common: 1,996,788 PRINTED 08/02/2023 BY SYS

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PORT SAINT LUCIE, FL 34986

2023

37-2N-27-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	877,967
TOTAL MARKET OB/XF VALUE	512,295
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TOTAL JUST VALUE	3,387,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,061,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	03/05/2021	KK	LGL DATE
XF DATE	03/05/2021	KK	LAND DATE 03/05/2021 KK
INC DATE			AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0820	7/15/2020	SW	Q	I	01	3,536,900
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: CHASTAIN CURTIS PRO						
2372/1222	6/30/2020	QC	U	V	11	100
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: RIMROCK LASSERRE LL						

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
11	0810	CONCRETE A	0	0	0	0	171.00	SF	6.50	6.50	100	2020	2020	3	99	1,100	
12	0400	CONC CURB	0	0	0	0	106.00	LF	15.00	15.00	100	2020	2020	3	99	1,574	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
14	0811	CONCRETE B	0	0	0	0	1,595.00	SF	5.20	5.20	100	2020	2020	3	99	8,211	
15	0811	CONCRETE B	0	0	0	0	1,910.00	SF	5.20	5.20	100	2020	2020	3	99	9,833	
16	0811	CONCRETE B	0	0	0	0	2,427.00	SF	5.20	5.20	100	2020	2020	3	99	12,494	
17	1126	CB/STC 8"	0	0	0	0	132.00	SF	8.00	8.00	100	2020	2020	3	99	1,045	
18	0464	FNC GT 10'	0	0	0	0	2.00	UT	700.00	700.00	100	2020	2020	3	98	1,372	
19	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
20	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	100	2020	2020	3	99	1,486	

TOTAL OB/XF 38,103

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

REVIEW DATE 03/05/2021 **BY** KK Total Acres: 0.00 Total Land Value: 1,996,788 Market: 0 Agricultural: 0 Common: 1,996,788 **PRINTED** 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	877,967
TOTAL MARKET OB/XF VALUE	512,295
TOTAL LAND VALUE - MARKET	1,996,788
TOTAL MARKET VALUE	3,387,050
SOH/AGL Deduction	32,785
ASSESSED VALUE	3,354,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,354,265
TOTAL JUST VALUE	3,387,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,061,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2376/0820	7/15/2020	SW	Q	I	01	3,536,900
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: CHASTAIN CURTIS PRO						
2372/1222	6/30/2020	QC	U	V	11	100
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: RIMROCK LASSERRE LL						

BLD DATE	03/05/2021	KK	LGL DATE	
XF DATE	03/05/2021	KK	LAND DATE	03/05/2021 KK
INC DATE			AG DATE	

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
21	0476	VF 6 SBPL	0	0	0	0	64.00	LF	32.00	32.00	100	2020	2020	3	98	2,007	
22	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
23	0810	CONCRETE A	0	0	0	0	433.00	SF	6.50	6.50	100	2020	2020	3	99	2,786	
24	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,771.00	1,771.00	100	2020	2020	3	98	10,413	
25	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2020	2020	3	98	12,397	
26	4950	BOLLARD	0	0	0	0	8.00	UT	300.00	300.00	100	2020	2020	3	100	2,400	
27	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2020	2020	3	93	744	
28	0812	CONCRETE C	0	0	0	0	1,747.00	SF	4.00	4.00	100	2020	2020	3	99	6,918	
29	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2020	2020	3	99	515	
30	0810	CONCRETE A	0	0	27	12	324.00	SF	6.50	6.50	100	2020	2020	3	99	2,085	

TOTAL OB/XF 40,559

LAND DESCRIPTION

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REVIEW DATE 03/05/2021 **BY** KK Total Acres: 0.00 Total Land Value: 1,996,788 Market: 0 Agricultural: 0 Common: 1,996,788 **PRINTED** 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
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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

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,061,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2372/1222	6/30/2020	QC	U	V	11	100
GRANTOR: RIMROCK LASSERRE LLC						
GRANTEE: RIMROCK LASSERRE LL						

BLD DATE	03/05/2021 KK	LGL DATE	
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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
31	1129	STONE 8"	0	0	0	0	120.00	SF	15.75	15.75	100	2020	2020	3	100	1,890	
32	4310	CANOPIES F	0	0	192	24	4,608.00	UT	22.75	22.75	100	2020	2020	3	90	94,349	
33	4310	CANOPIES F	0	0	65	24	1,560.00	UT	22.75	22.75	100	2020	2020	3	90	31,941	
34	0964	HALON SYST	0	0	0	0	5.00	SF	50.00	50.00	100	2020	2020	3	99	248	
35	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	93	372	
36	0381	COOLER	0	0	10	8	80.00	SF	82.50	82.50	100	2020	2020	3	98	6,468	
37	0383	FREEZER	0	0	10	7	70.00	SF	105.00	105.00	100	2020	2020	3	98	7,203	
38	0381	COOLER	0	0	19	11	209.00	SF	82.50	82.50	100	2020	2020	3	98	16,898	
39	0383	FREEZER	0	0	11	8	88.00	SF	105.00	105.00	100	2020	2020	3	98	9,055	
40	0381	COOLER	0	0	15	11	165.00	SF	82.50	82.50	100	2020	2020	3	98	13,340	

TOTAL OB/XF 181,764

LAND DESCRIPTION

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REVIEW DATE 03/05/2021 **BY** KK Total Acres: 0.00 Total Land Value: 1,996,788 Market: 0 Agricultural: 0 Common: 1,996,788 **PRINTED** 08/02/2023 BY SYS