



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 70		
Exterior Wall	20	FACE BRICK 30		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	02	ROLL COMP 90		
Roof Cover	12	MODULAR MT 10		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	07	CORK/VTILE 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	04	ROOF TOP 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		8 100		
Frame	03	MASONRY 100		
Story Height		13 100		
RMS		4 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	ONE 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	1,883	100	1,883	174,903
BAS	60	100	60	5,573
BAS	267	100	267	24,800
BAS	390	100	390	36,226
CAN	260	30	78	7,245
PTO	104	5	5	464
UST	48	40	19	1,765
TOTALS	3,012		2,702	250,975

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	5,921.00	SF	2.00	2.00	
3	0812	CONCRETE C	0	0	0	0	6,245.00	SF	4.00	4.00	
4	0400	CONC CURB	0	0	0	0	249.00	LF	15.00	15.00	
6	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	
7	0430	CL FNC 6B	0	0	0	0	15.00	LF	9.70	9.70	
8	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
10	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	
11	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	
12	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0006	CN	0.00	0.00	62,290.80	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,702	117.0062	127.24	343,802	1986	1996	0	0	27.00	73.00
1 CONVESTORE - 0% - 0 Heated Area: 2600 HX Base Yr											
941268 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE 07/12/2018 KK LGL DATE 02/08/2018 KK AG DATE 02/08/2018 KK											

TOTAL OB/XF											
32,555											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			250,975
TOTAL MARKET OB/XF VALUE			47,226
TOTAL LAND VALUE - MARKET			155,727
TOTAL MARKET VALUE			453,928
SOH/AGL Deduction			54,364
ASSESSED VALUE			399,564
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			399,564
TOTAL JUST VALUE			453,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25320	ELEC OTHER	0	08/01/2012
E25321	ELEC OTHER	0	08/01/2012
B0618585	REPAIR/RRF	145,000	10/31/2006
B0618587	REPAIR/RRF	25,000	10/31/2006
993936	H/AC	4,800	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2028/0260	9/13/2015	MS U	I	11	0
GRANTOR: THE PANTRY INC					
GRANTEE: CIRCLE K STORES INC					
1001/1716	6/25/2001	MS U	I	11	0
GRANTOR: LIL CHAMP FOOD STORES					
GRANTEE: THE PANTRY INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 BAS=[YR=1994] W16 UST=[YR=1993] N6 W8 S6 E8\$ W16 BAS=[YR=1994] W10 S6 E10 N6\$ S6 E4 S2 D2 R16 N1 E9 N3 E3 N6\$ S6 W3 S3 W9 S1 U2 L16 N2 W14 S44 CAN=[YR=1994] S5 PTO=[YR=1994] S2 E52 N2 W52\$ E52 N5 W52\$ E42 BAS=[YR=1994] E10 N39 W10 S39\$ N39 E10 N11\$.											

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

44-2N-28-0000-0029-0060

[illegible]