

IN OR 21 PG 153
TRACT = 3 & 5 OR 75 PG 206
IN OR 120/268 & PT OR 334/424

BLAKE BRHYSEN LLC/
PO BOX 366
HILLIARD, FL 32046

2023

49-4N-23-0000-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 50		
Exterior Wall	20	FACE BRICK 50		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 50		
Roof Cover	10	WD SHINGLE 50		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	16	EPOXY STRP 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		12 100		
Frame	03	MASONRY 100		
Story Height		8 100		
RMS		7 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme		04 DIST 01 100		
Occupancy		00 NONE 100		
Quality	03	Quality Level 03		
DOR CODE		1410	CONVENIENCE STORES	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	30,322
BAS	801	100	801	16,388
BAS	36	100	36	737
BAS	314	100	314	6,424
BAS	199	100	199	4,072
UOP	32	20	6	123
TOTALS	2,864		2,838	58,065

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,838	94.0680	102.30	290,327	1957	1967	0	0	0 80.00	20.00
1 CONVESTORE - 0% - 0 Heated Area: 2832 HX Base Yr											
BAS 1994											
BAS 2014											
BAS 2008											
UOP 1993											
BAS 1993											

NASSAU COUNTY PROPERTY					PAGE 1 of 2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE				58,065		
TOTAL MARKET OB/XF VALUE				58,051		
TOTAL LAND VALUE - MARKET				98,010		
TOTAL MARKET VALUE				214,126		
SOH/AGL Deduction				43,735		
ASSESSED VALUE				170,391		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				170,391		
TOTAL JUST VALUE				214,126		
NCON VALUE				0		
INCOME VALUE				34,740		
PREVIOUS YEAR MKT VALUE				154,901		

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
1	0812	CONCRETE C	0	0	0	0	1,594.00	SF	4.00	4.00	100	1990	1990	3
2	0803	ASPHALT C	0	0	0	0	16,431.00	SF	2.00	2.00	100	1980	1980	3
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1985	1985	3
4	0940	SHEDS/PORT	0	0	19	10	190.00	SF	37.50	37.50	100	1970	1970	3
7	1123	CB 8"	0	0	92	0	276.00	SF	6.15	6.15	100	1993	1993	3
8	0524	PUMP ISLND	0	0	35	4	140.00	SF	4.50	4.50	100	1993	1993	3
11	2810	MH SPACE	0	0	0	0	10.00	SF	2,400.00	2,400.00	100	1993	1993	3
13	0446	BOX FNC 6'	0	0	0	0	110.00	LF	20.00	20.00	100	1998	1998	3
14	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3
16	0446	BOX FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	100	2007	2007	3

LAND DESCRIPTION														
TOTAL OB/XF														
49,236														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE
1	001410	C	CONV STORE	0	0004	CG	0.00	0.00	130,680.00	SF		1.00	1.00	0.75
OTHER ADJUSTMENTS AND NOTES														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														

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