PT JOHN LOW GRANT PAR 27
IN OR 2206/548

RUBBOZ GEORGE/
8184 BLAZING STAR RD
JACKSONVILLE, FL 32210

2023

51-3N-27-0000-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

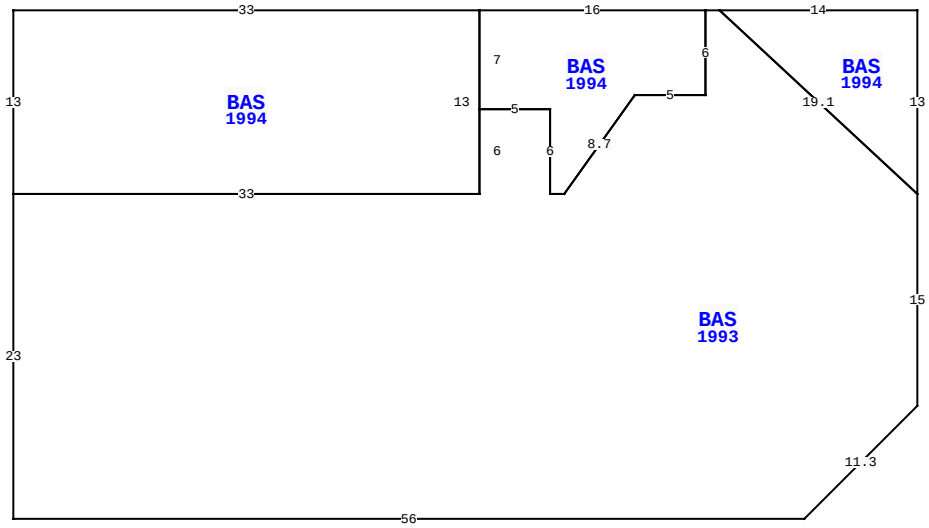
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1,627	142,538
BAS	91	100	91	7,972
BAS	126	100	126	11,038
BAS	429	100	429	37,584
TOTALS	2,273		2,273	199,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,273	100.6950	109.51	248,916	1989	2000	0	0	0	20.00	80.00

1 CONVESTORE – 0% - 0 Heated Area: 2273 HX Base Yr



850884 US HWY 17, YULEE

BLD DATE	05/06/2016 KK	LGL DATE	
XF DATE		LAND DATE	
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	15,605.00	SF	2.00	2.00	100	1989	1989	3	50	15,605	
2	0524	PUMP ISLND	0	0	0	0	160.00	SF	4.50	4.50	100	1989	1989	3	86	619	
3	0811	CONCRETE B	0	0	0	0	1,782.00	SF	5.20	5.20	100	1989	1989	3	59.5	5,514	
4	0400	CONC CURB	0	0	0	0	298.00	LF	15.00	15.00	100	1989	1989	3	68	3,040	
5	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	1989	1989	3	100	1,400	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	28	126	
9	4310	CANOPIES F	0	0	54	23	1,242.00	UT	22.75	22.75	100	1989	1989	3	20	5,651	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	199,133
TOTAL MARKET OB/XF VALUE	31,955
TOTAL LAND VALUE - MARKET	153,240
TOTAL MARKET VALUE	384,328
SOH/AGL Deduction	11,604
ASSESSED VALUE	372,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,724
TOTAL JUST VALUE	384,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5953	XFOB	6,000	08/24/1989
3127	TANKS/BLRS	30,000	08/24/1989
5947	NEW CONSTR	74,800	08/23/1989
5925	DEMOLITION	5,000	08/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/0548	6/22/2018	WD	Q	I	01	380,000
GRANTOR: ASSIGNEE BLUESTAR MGM						
GRANTEE: RUBBOZ GEORGE						
1919/0253	5/27/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ASSIGNEE BLUESTAR M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 BAS=[YR=1993] W1 BAS=[YR=1994] W16
BAS=[YR=1994] W33 S13 E33 N13$ S7 E5 S6 E1 U7 R5 E5 N6$ S6
W5 D7 L5 W1 N6 W5 S6 W33 S23 E56 U8 R8 N15 L14 U13 $
D13 R14 N13$.

LAND DESCRIPTION

TOTAL OB/XF 31,955

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	0004	CI	0.00	0.00	38,310.00	SF		1.00	1.00	1.00	4.00	4.00	153,240							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 153,240 Market: 0 Agricultural: 0 Common: 153,240 PRINTED 08/02/2023 BY SYS