

GTY EPP LEASING LLC
292 MADISON AVE 9TH FLOOR
NEW YORK, NY 10017-6318

51-3N-27-4840-0007-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur

2009

FACE BRICK 100
RIDGE FRME 100

Roof Cover
Interior Wall

0205

ROLL COMP 100
DRYWALL 100

Interior Floo
Ceiling

0304

CONC FINSH 100
NONE 100

Air Condition
Heating Type

0404

ROOF TOP 100
AIR DUCTED 100

Fixtures
Frame
Story Height

20100
03MASONRY 100
16 100

RMS
Stories
Units

4 100
1. 100
0 100

Occupancy

00

NONE 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

826

100

826

95,906

BAS

3,045

100

3,045

353,552

CAN

224

30

67

7,779

UST

1,960

40

784

91,030

TOTALS

6,055

4,722

548,266

EXTRA FEATURES

850850 US HWY 17, YULEE

L N

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

15

0803

ASPHALT C

0 0

0 0

27,898.00

SF 2.00

2.00

100

2016

2016

3

80

44,637

16

0810

CONCRETE A

0 0

62 20

1,240.00

SF 6.50

6.50

100

2016

2016

3

97

7,818

17

0400

CONC CURB

0 0

0 0

1,249.00

LF 15.00

15.00

100

2016

2016

3

98

18,360

18

0972

ST LGHT UN

0 0

0 0

10.00

UT 2,530.00

2,530.00

100

2016

2016

3

92

23,276

19

0524

PUMP ISLND

0 0

0 0

420.00

SF 4.50

4.50

100

2016

2016

3

99

1,871

20

4950

BOLLARD

0 0

0 0

42.00

UT 100.00

100.00

100

2016

2016

3

100

4,200

21

1128

BRICK 12"

0 0

0 0

282.00

SF 14.00

14.00

100

2016

2016

3

99

3,909

22

0850

PEBBLE WLK

0 0

0 0

1,778.00

SF 3.50

3.50

100

2016

2016

3

97

6,036

23

4310

CANOPIES F

0 0

136 46

6,256.00

UT 22.75

22.75

100

2016

2016

3

70

99,627

24

0920

CWALL-WD/M

0 0

0 0

339.00

LF 390.00

390.00

100

2016

2016

3

78

103,124

LAND DESCRIPTION

TOTAL OB/XF

312,858

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

CI

0.00

0.00

82,459.00

SF

1.00

1.00

1.00

12.00

12.00

989,508

REVIEW DATE

02/09/2018

BY

KK

Total Acres:

0.00

Total Land Value:

989,508

Market:

0

Agricultural:

0

Common:

989,508

PRINTED 08/02/2023 BY SYS

BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1402

04

4,722

110.0682

119.70

565,223

2016

2016

0

0

3.00

97.00

1 CONVSTORE - 0% - 0

Heated Area: 3871

HX Base Yr

40

50

29

14

17

35

49

40

4

63

12

28

28

UST
2016

BAS
2016

BAS
2016

CAN
2016

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

548,266

TOTAL MARKET OB/XF VALUE

363,791

TOTAL LAND VALUE - MARKET

989,508

TOTAL MARKET VALUE

1,901,565

SOH/AGL Deduction

0

ASSESSED VALUE

1,901,565

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,901,565

TOTAL JUST VALUE

1,901,565

INCOME VALUE

0

PREVIOUS YEAR MKT VALUE

1,730,999

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1531295

NEW CONSTR

0

04/07/2016

B1530893

NEW CONSTR

132,512

07/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U I Q

V I I

RSN CD

SALE PRICE

2145/1935

9/01/2017

SW

Q

I

01

2,102,700

GRANTOR:COWFORD HOLDINGS LLC

GRANTEE: GTY EPP LEASING LLC

1791/0113

4/16/2012

WD

U

V

38

675,000

GRANTOR: WALGREEN CO

GRANTEE: COWFORD HOLDINGS LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 BAS=[YR=2016] W50 UST=[YR=2016] W40 S49 E40 N49\$ S49 E4 CAN=[YR=2016] S8 E28 N8 W28\$ E63 N35 W17 N14\$ S14 E17 S35 E12 N49\$.

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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON		FNCT			NORM		% COND		VALUATION SUMMARY																			
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																															NCON VALUE										0									
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REVIEW DATE 02/09/2018 BY KK Total Acres: 0.00 Total Land Value: 989,508 Market: 0 Agricultural: 0 Common: 989,508 PRINTED 08/02/2023 BY SYS