

(S-1) PT OF LOTS 5,7,8 & 10 &
ALL OF LOTS 6 & 9 &
PT OF ABDN R/W

COURSON DEVELOPMENT CORP/
C/O CVS PHARMACY INC # 3235-01, STORE ACCOUNTING DEPT
WOONSOCKET, RI 02895

2024

00-00-30-024A-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,625	100	10,625	1,124,697
CAN	78	30	23	2,434
CAN	408	30	122	12,914
CAN	1,003	30	301	31,862
SFB	715	80	572	60,548
SFB	1,230	80	984	104,160

TOTALS	14,059		12,627	1,336,616
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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	25,015.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	1,236.00	LF	15.00	15.00	
3	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	
4	1126	CB/STC 8"	0	0	0	0	564.00	SF	8.00	8.00	
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	
7	0810	CONCRETE A	0	0	7	6	42.00	SF	6.50	6.50	
8	0402	CONC BUMPE	0	0	0	0	54.00	UT	25.00	25.00	
9	0812	CONCRETE C	0	0	0	0	1,851.00	SF	4.00	4.00	
10	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	

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	001100	C	STORE 1FLR	0		C-2	215.00	245.00	52,675.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
1102	04	12,627	110.7831	135.71	1,713,610	1999	1999	0	0	10	12.00
1 DRUG STORE - 0% - 0											
Heated Area: 12181											
HX Base Yr											
870 SADLER RD, FERNANDINA BEACH											
BLD DATE	06/11/2021	KK	LGL DATE	06/11/2021	KK	AG DATE	06/11/2021	KK			
XF DATE	06/11/2021	KK	LAND DATE								
INC DATE											

TOTAL OB/XF											
63,180											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,336,616	
TOTAL MARKET OB/XF VALUE		108,074	
TOTAL LAND VALUE - MARKET		1,119,344	
TOTAL MARKET VALUE		2,564,034	
SOH/AGL Deduction		493,575	
ASSESSED VALUE		2,070,459	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,070,459	
TOTAL JUST VALUE		2,564,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,403,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161141	2 WALL SIGNS CVS	1,500	04/25/2016
20151014	CO ISSUED	88,379	06/12/2015
20151211	REMODEL	1,400	05/28/2015
20151200	REMODEL	16,800	05/27/2015
20151014	REMODEL	88,379	05/12/2015
20122098	ELEC OTHER	300	10/11/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0809/1111	10/13/1997	WD	U	V	19
GRANTOR: COURSON BERTHA B					250,000
GRANTEE: COURSON DEVELOPMENT					
0809/1108	10/13/1997	TD	U	V	01
GRANTOR: COURSON BERTHA B TRUS					100
GRANTEE: COURSON BERTHA B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999;ORIG=-81,49] S67 S45 E81 N99 N41 W59 S10 W1 S9 E13 S9 W34 \$											
SFB=[YR=1999;ORIG=15,0] E50 S8 W4 S7 W4 S4 W8 S10 W34 N29 \$											
CAN=[YR=1999;ORIG=-81,116] W7 S29 E1 S24 E88 N8 W82 N45 \$											
SFB=[YR=1999;ORIG=-81,21] S28 E34 N9 W13 N9 E1 N10 W22 \$											
CAN=[YR=1999;ORIG=0,36] S24 E17 N24 W17 \$											
CAN=[YR=1999;ORIG=-59,21] N6 W13 S6 E13 \$											
PTR=[ORIG=0,0] E15 W15 \$											

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