

S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

2024

00-00-30-044B-0098-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 80
Roof Cover	07	CONC TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	326	100	326	33,698
BAS	1,392	100	1,392	143,890
BAS	14	100	14	1,447
BAS	64	100	64	6,616
BAS	135	100	135	13,955
BAS	248	100	248	25,636
BAS	521	100	521	53,855

TOTALS	2,700		2,700	279,097
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0803	ASPHALT C	0	0	0	0			
2	0812	CONCRETE C	0	0	0	0			
3	0400	CONC CURB	0	0	0	0			
4	1123	CB 8"	0	0	6	20			
5	1100	VAC SYSTEM	0	0	0	0			
6	0972	ST LGHT UN	0	0	0	0			
7	0975	ST LT/ARM	0	0	0	0			
8	0524	PUMP ISLND	0	0	12	5			
9	0524	PUMP ISLND	0	0	12	5			
10	0524	PUMP ISLND	0	0	12	5			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	001410	C	CONV STORE	0	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,700	123.3232	156.62	422,874	1993	1993	0	0	0	34.00	66.00
1 CONVSTORE - 0% - 0												
Heated Area: 2700 HX Base Yr												

3100 S 8TH ST, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
9,286.00	SF	2.00	2.00	100	1993	1993	3	50	9,286		
1,805.00	SF	4.00	4.00	100	1993	1993	3	66	4,765		
640.00	LF	15.00	15.00	100	1993	1993	3	74	7,104		
192.00	SF	6.15	6.15	100	1993	1993	3	66	779		
1.00	UT	800.00	800.00	100	1993	1993	3	20	160		
4.00	UT	2,530.00	2,530.00	100	1993	1993	3	32	3,238		
2.00	UT	500.00	500.00	100	1993	1993	3	32	320		
60.00	SF	4.50	4.50	100	1993	1993	3	89	240		
60.00	SF	4.50	4.50	100	1993	1993	3	89	240		
60.00	SF	4.50	4.50	100	1993	1993	3	89	240		

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 3 2
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												279,097
TOTAL MARKET OB/XF VALUE												64,363
TOTAL LAND VALUE - MARKET												585,938
TOTAL MARKET VALUE												929,398
SOH/AGL Deduction												157,680
ASSESSED VALUE												771,718
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												771,718
TOTAL JUST VALUE												929,398
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												897,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160364	REPLACE ICE MACHI	8,084	02/11/2016
B1429334	REMODEL	50,000	09/01/2014
B1429335	DEMOLITION	4,500	09/01/2014
E1427262	CHNGE SRVC	0	02/01/2014
B26027	REMODEL	15,500	05/01/2012
B22098	REMODEL	14,500	11/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1922/1139	6/02/2014	QC	U	I	11	1,472,700			
GRANTOR:SPECON III LLC ETAL									
GRANTEE:HESS REALTY LLC									
0958/1231	11/16/2000	QC	U	I	06	5,000			
GRANTOR:AMERADA HESS FACILITI									
GRANTEE:SPECON III LLC									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1995] W26BAS=[YR=1995] W7S2E7N2S\$2 BAS=[YR=1993] W7N2W27S10E34N8\$S8 BAS=[YR=1994] W22BAS=[YR=1995] W12S18 BAS=[YR=1995] S8BAS=[YR=1995] S9 E15N9W15\$ E8N8W8\$E8S8 E4N26\$S26E3S9E45 N12W11N19 U4 L4 W11\$E11 D4 R4 S19E11N33\$.												

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