PT OF LOT 5
PT OR 2028/260
SURHER TRACT SUB DB 39/289

CIRCLE K STORES INC/
ATTN: PROPERTY TAX DEPARTMENT, PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

2024

00-00-30-0820-0005-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

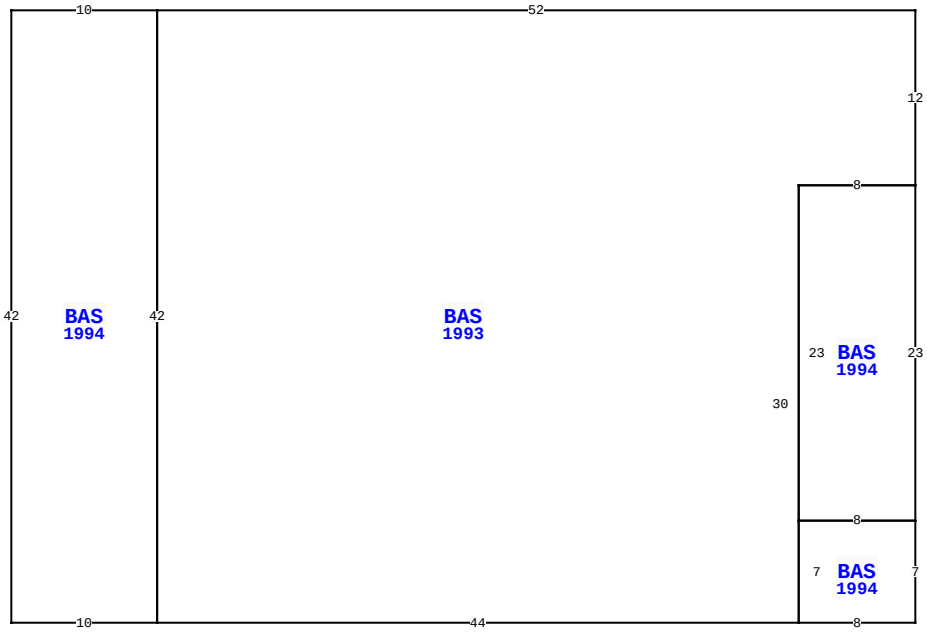
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	188,235
BAS	56	100	56	5,423
BAS	184	100	184	17,817
BAS	420	100	420	40,668
TOTALS	2,604		2,604	252,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,604	115.5211	146.71	382,033	1983	1993	0	0	0	34.00	66.00

1 CONVESTORE – 0% - 0 Heated Area: 2604 HX Base Yr



1403 LEWIS ST, FERNANDINA BEACH

BLD DATE	11/24/2020	KK	LGL DATE	
XF DATE	11/24/2020	KK	LAND DATE	11/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,142
TOTAL MARKET OB/XF VALUE	39,718
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	516,860
SOH/AGL Deduction	19,045
ASSESSED VALUE	497,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,815
TOTAL JUST VALUE	516,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003613	XFOB - STORAGE SH	4,830	08/27/2020
B22225	OTHER	21,371	01/01/2009
B20321	OTHER	7,500	08/01/2007
M993918	H/AC	0	08/01/1999
E963188	NEW CONSTR	3,000	11/01/1996
B9603377	REPAIR/RRF	12,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2028/0260	9/13/2015	MS	U	I	11	0
GRANTOR: THE PANTRY INC						
GRANTEE: CIRCLE K STORES INC						
1001/1716	6/25/2001	MS	U	I	11	0
GRANTOR: LIL CHAMP FOOD STORES						
GRANTEE: THE PANTRY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 BAS=[YR=1994] W10 S42 E10 N42$ S42 E44 BAS=[YR=1994] E8 N7 BAS=[YR=1994] N23 W8 S23 E8$ W8 S7$ N30 E8 N12$.

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	9,910.00	SF	2.00	2.00	100	1995	1995	3	50	9,910	
2	0812	CONCRETE C	0	0	0	0	2,623.00	SF	4.00	4.00	100	2009	2009	3	90	9,443	
3	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2009	2009	3	90	2,948	
4	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	100	1996	1996	3	91	164	
5	0424	CL FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1990	1990	3	27	211	
6	0810	CONCRETE A	0	0	0	0	347.00	SF	6.50	6.50	100	2009	2009	3	90	2,030	
7	0400	CONC CURB	0	0	0	0	26.00	LF	15.00	15.00	100	1983	1983	3	54	211	
8	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	100	1996	1996	3	91	164	
9	0424	CL FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	1990	1990	3	27	86	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	27	243	

TOTAL OB/XF 25,410

LAND DESCRIPTION

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	0003	CN	150.00	150.00	22,500.00	SF		1.00	1.00	1.00	10.00	10.00	225,000							

REVIEW DATE 11/24/2020 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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BLD DATE	11/24/2020	KK	LGL DATE	
XF DATE	11/24/2020	KK	LAND DATE	11/24/2020 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1995	1995	3	39	702	
12	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1995	1995	3	20	160	
13	4950	BOLLARD	0	0	0	0	24.00	UT	100.00	100.00	100	1983	1983	3	100	2,400	
14	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2010	2010	3	94	47	
15	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2009	2009	3	76	532	
16	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2010	2010	3	45	288	
17	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
18	0811	CONCRETE B	0	0	0	0	536.00	SF	5.20	5.20	100	1993	1993	3	66	1,840	
19	4310	CANOPIES F	0	0	36	22	792.00	UT	22.75	22.75	100	2009	2009	3	30	5,405	
20	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2020	2020	3	90	2,700	

TOTAL OB/XF 14,308

LAND DESCRIPTION

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

REVIEW DATE 11/24/2020 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS