ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

AIA EXPRESS DISCOUNT INC/
2429 SARAGOSSA AVE
JACKSONVILLE, FL 32217

2024

00-00-31-1680-0010-0070

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	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

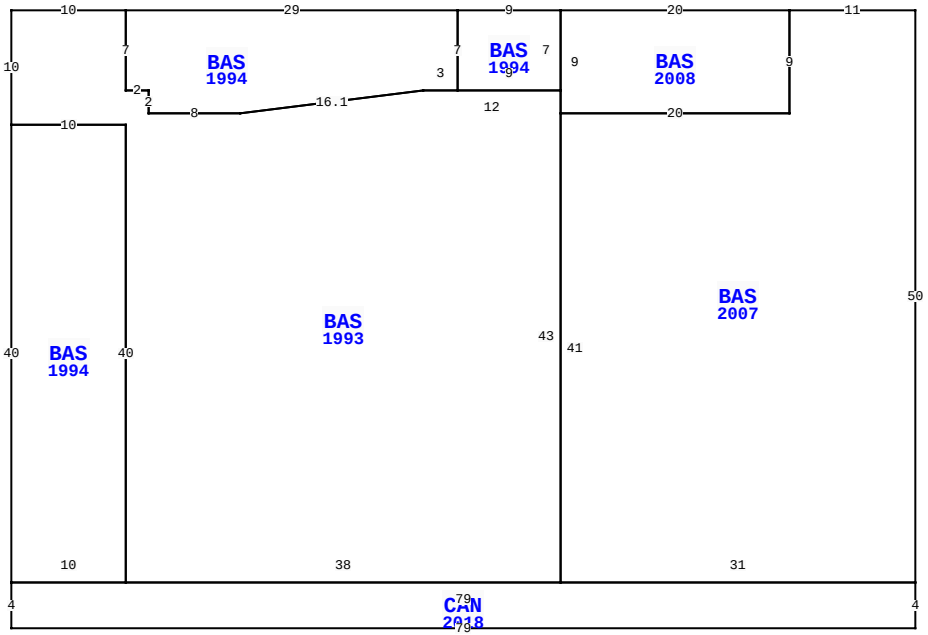
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	104,640
BAS	63	100	63	3,873
BAS	235	100	235	14,448
BAS	400	100	400	24,592
BAS	1,370	100	1,370	84,229
BAS	180	100	180	11,067
CAN	316	30	95	5,841
TOTALS	4,266		4,045	248,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,045	103.0000	130.81	529,126	1985	1985	0	0	0	53.00	47.00

1 CONVESTORE – 0% - 0 Heated Area: 3950 HX Base Yr



3331 S FLETCHER AV, FERNANDINA BEACH

BLD DATE	09/21/2018	KK	LGL DATE	
XF DATE	09/21/2018	KK	LAND DATE	09/21/2018 KK
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	0812	CONCRETE C	0	0	0	0	1,112.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,424	
2	0803	ASPHALT C	0	0	0	0	5,129.00	SF	2.00	2.00	100	1985	1985	3	50	5,129	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1985	1985	3	23	582	
4	0446	BOX FNC 6'	0	0	0	0	34.00	LF	20.00	20.00	100	2000	2000	3	20	136	
5	0400	CONC CURB	0	0	0	0	73.00	LF	15.00	15.00	100	1985	1985	3	58	635	
6	0424	CL FNC 6'	0	0	0	0	18.00	LF	20.00	20.00	100	1985	1985	3	22	79	
7	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2000	2000	3	100	600	
9	7000	SIGN	0	0	5	5	1.00	SF	2,000.00	2,000.00	100	1986	1986	3	20	400	
10	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1985	1985	3	23	115	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,689
TOTAL MARKET OB/XF VALUE	25,055
TOTAL LAND VALUE - MARKET	491,225
TOTAL MARKET VALUE	764,969
SOH/AGL Deduction	20,364
ASSESSED VALUE	744,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,605
TOTAL JUST VALUE	764,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181939	ROOF	5,850	06/08/2018
20141745	GAS	0	08/07/2014
20100986	GAS	800	06/14/2010
20100980	ELEC OTHER	2,500	06/11/2010
20100891	GAS	18,000	06/01/2010
20091527	GAS	102,437	11/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1089	4/17/2012	WD	Q	I	01	418,000
GRANTOR: THE PANTRY INC						
GRANTEE: AIA EXPRESS DISCOUN						
0603/1072	8/03/1990	WD	U	I	02	346,400
GRANTOR: HUNTLEY LOUIS & WM T						
GRANTEE: HUNTLEY'S JIFFY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 BAS=[YR=2008] W20 BAS=[YR=1994] W9
BAS=[YR=1994] W29 BAS=[YR=1993] W10 S10 BAS=[YR=1994] S40
CAN=[YR=2018] S4 E79 N4 W79$ E10 N40 W10$ E10 S40 E38 N43
W12 D2 L16 W8 N2 W2 N7$ S7 E2 S2 E8 R16 U2 E3 N7$ S7 E9
N7$ S9 E20 N9$ S9 W20 S41 E31 N50$.

LAND DESCRIPTION

TOTAL OB/XF 10,260

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	0006	C-1	0.00	0.00	19,649.00	SF		1.00	1.00	1.00	25.00	25.00	491,225							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 491,225 Market: 0 Agricultural: 0 Common: 491,225 PRINTED 08/06/2024 BY SYS

ALL LOTS 8 THRU 11 & PT LOTS
7 & 20 THRU 24 & PT OF BLCK 1
LOTS 22 THRU 26 W OF R/W

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JACKSONVILLE, FL 32217

2024

00-00-31-1680-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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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TOTAL LAND VALUE - MARKET	491,225
TOTAL MARKET VALUE	764,969
SOH/AGL Deduction	20,364
ASSESSED VALUE	744,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,605
TOTAL JUST VALUE	764,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091528	ELEC OTHER	10,500	11/05/2009
20091336	REPAIR/RRF	20,000	10/02/2009
20081321	ELEC OTHER	0	08/25/2008
20070865	ELEC OTHER	600	05/17/2007
20070854	H/AC	9,898	05/16/2007
20070518	SIGN	1,825	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1789/1089	4/17/2012	WD	Q	I	01	418,000
GRANTOR: THE PANTRY INC						
GRANTEE: AIA EXPRESS DISCOUN						
0603/1072	8/03/1990	WD	U	I	02	346,400
GRANTOR: HUNTLEY LOUIS & WM T						
GRANTEE: HUNTLEY'S JIFFY S						

BLD DATE	09/21/2018	KK	LGL DATE	
XF DATE	09/21/2018	KK	LAND DATE	09/21/2018 KK
INC DATE			AG DATE	

BUILDING NOTES

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	1.00	UT	450.00	450.00	100	1985	1985	3	23	104	
12	0812	CONCRETE C	0	0	0	0	2,146.00	SF	4.00	4.00	100	2010	2010	3	91	7,811	
13	4310	CANOPIES F	0	0	36	24	864.00	UT	22.75	22.75	100	2010	2010	3	35	6,880	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 14,795

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 491,225 Market: 0 Agricultural: 0 Common: 491,225 PRINTED 08/06/2024 BY SYS