

PT OR 315/308 & IN OR 522/31 &
PT OR 501/1116
PARCELS 3-1 3-6 & 3-7

CLARK CHRISTINE C/
PO BOX 52085
PHOENIX, AZ 85072

2024

01-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	28	GLASS THRM 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 60
Interior Wall	08	DECORATIVE 40
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	218,956
BAS	189	100	189	18,127
BAS	238	100	238	22,826
BAS	440	100	440	42,199
TOTALS	3,150		3,150	302,108

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
1	0812	CONCRETE C	0	0	0	0	1,609.00	SF	4.00	4.00	100	1984	1984	3	44	2,832	
2	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
3	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
4	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
5	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
6	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
9	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	93	201	
10	0524	PUMP ISLND	0	0	5	4	20.00	SF	4.50	4.50	100	1998	1998	3	93	84	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001410	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	3,150	111.0564	141.04	444,276	1984	1994	0	0	0	32.00	68.00
1 CONVESTORE - 0% - 0												
Heated Area: 3150												
HX Base Yr												
BLD DATE 09/02/2020 KK LGL DATE 09/02/2020 KK												
XF DATE 09/02/2020 KK LAND DATE 09/02/2020 KK												
INC DATE AG DATE												

462480 SR 200, YULEE

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	1,609.00	SF	4.00	4.00	100	1984
2	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
3	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
4	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
5	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
6	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
9	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998
10	0524	PUMP ISLND	0	0	5	4	20.00	SF	4.50	4.50	100	1998

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001410	C	CONV STORE	0	0004	CHT	215.00	495.00	104,279.00	SF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,108	
TOTAL MARKET OB/XF VALUE		83,686	
TOTAL LAND VALUE - MARKET		573,534	
TOTAL MARKET VALUE		959,328	
SOH/AGL Deduction		26,374	
ASSESSED VALUE		932,954	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		932,954	
TOTAL JUST VALUE		959,328	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		924,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21499	REMODEL BATH	15,000	06/01/2008
B9804817	REMODEL	350,000	04/01/1998
4421	REMODEL	0	07/30/1991
7412	REMODEL	3,500	07/23/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0315/0308	5/01/1980	MS	U	V	
GRANTOR:					SALE PRICE
GRANTEE:					40,000
GRANTOR:					
GRANTEE:					
0269/0041	6/01/1978	MS	U	V	100
GRANTOR:					
GRANTEE:					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1994] W21 BAS=[YR=1994] W40 BAS=[YR=1994] W14 S17												
BAS=[YR=1993] S25 E75 N33 W21 S2 W40 S6 W14\$ E14 N17\$ S11 E40												
N11\$ S9 E21 N9\$.												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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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11	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3	100	200													
12	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1998	1998	3	100	2,500													
13	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1998	1998	3	81	142													
14	1123	CB 8"	0	0	6	32	192.00	SF	6.15	6.15	100	1998	1998	3	75	886													
15	0400	CONC CURB	0	0	0	0	363.00	LF	15.00	15.00	100	1998	1998	3	81	4,410													
16	7000	SIGN	0	0	11	6	66.00	SF	100.00	100.00	100	1998	1998	3	20	1,320													
17	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	45	270													
18	0424	CL FNC 6'	0	0	0	0	85.00	LF	20.00	20.00	100	1998	1998	3	45	765													
19	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1998	1998	3	45	810													
20	0812	CONCRETE C	0	0	0	0	12,741.00	SF	4.00	4.00	100	1999	1999	3	77	39,242													
LAND DESCRIPTION										TOTAL OB/XF										50,545									
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				

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