

M & R UNITED INC
402A HIGH POINT DR
COCOA, FL 32926

01-2N-26-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall28GLASS THRM 20

Roof Structur04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 100

Ceiling01FIN.SUSPD 100

Air Condition01NONE 100

Heating Type01NONE 100

Fixtures3100

Frame03MASONRY 100

Story HeightRMS11100
4100

Stories1.1.100

Units0100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE1410CONVENIENCE STORES

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC4001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,4001001,40036,621

PTO7754105

PTO674534889

TOTALS2,1511,43837,615

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1402041,438102.9823130.79188,076196919690080.0020.00

1 CONVESTORE - 0% - 0Heated Area: 1400HX Base Yr

213911

34312828

15.3650

PTO1993BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE37,615

TOTAL MARKET OB/XF VALUE41,284

TOTAL LAND VALUE - MARKET344,993

TOTAL MARKET VALUE423,892

SOH/AGL Deduction0

ASSESSED VALUE423,892

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE423,892

TOTAL JUST VALUE423,892

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE418,605

PERMIT NUMDESCRIPTIONAMTISSUED

B19400REMODEL5,00002/01/2007

E017874NEW CONSTR30003/01/2001

973978REMODEL8,00005/01/1997

2336GAS PUMPS252,00010/27/1987

4455ADDITION20,00010/27/1987

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1830/068211/29/2012QC U I I11100

GRANTOR: SHAH MAHESH R & RASHM

GRANTEE: M & R UNITED INC

0517/10055/15/1987MS U I I400,000

GRANTOR: CLARK HUBERT L JR

GRANTEE: SHAH MAHESH & RASHM

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 S7 BAS=[YR=1993] W39 PTO=[YR=1993] W21 S34 R15 U3 E6 N31\$ S28 E50 N28 W11\$ E11 N7\$.

EXTRA FEATURES

462470 SR 200, YULEE

BLD DATE12/21/2020KK

XF DATE12/21/2020KK

LGL DATELAND DATEAG DATE

12/21/2020KK

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000709.00SF2.602.6010019901990359.51,097

20803ASPHALT C00008,081.00SF1.001.00100199019903504,041

30524PUMP ISLND0013452.00SF4.504.5010019901990386201

40524PUMP ISLND0016464.00SF4.504.5010019901990386248

54310CANOPIES F0067302,010.00UT22.7522.75100199319933209,146

61127BRICK 8"00225110.00SF11.0011.0010019691969354653

71127BRICK 8"0000196.00SF11.0011.00100196919693541,164

80812CONCRETE C00006,246.00SF4.004.001002020202039924,734

LAND DESCRIPTIONTOTAL OB/XF41,284

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001410C CONV STORE00004CHT0.000.0062,726.00SF1.001.001.005.505.50344,993

REVIEW DATE12/21/2020BY KKTotal Acres: 0.00Total Land Value: 344,993Market: 0Agricultural: 0Common: 344,993PRINTED 08/06/2024 BY SYS