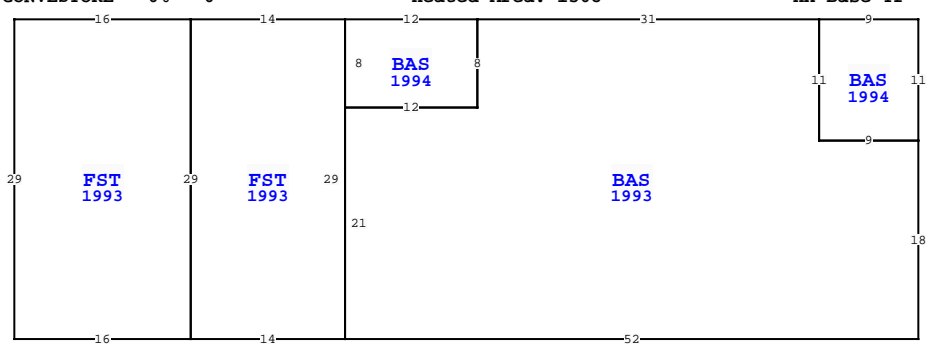


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floor	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CONVSTORE	- 0%	- 0									



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
BAS	1,313	100
BAS	96	100
BAS	99	100
FST	406	50
FST	464	50
TOTALS	2,378	1,943

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1,313	53,520
BAS	96	100	96	3,913
BAS	99	100	99	4,036
FST	406	50	203	8,275
FST	464	50	232	9,457

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	79,200	
TOTAL MARKET OB/XF VALUE	46,833	
TOTAL LAND VALUE - MARKET	115,200	
TOTAL MARKET VALUE	241,233	
SOH/AGL Deduction	7,582	
ASSESSED VALUE	233,651	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	233,651	
TOTAL JUST VALUE	241,233	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	235,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20887	REMODEL	45,695	12/01/2007
20033033	REPAIR/RRF	4,000	05/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1353	2/12/2020	SW Q	Q	I	01	3,272,200
GRANTOR: BOCA GAS CO HOLDINGS						
GRANTEE: ECM-BG2-YULEE FL-1-						
2370/1037	2/11/2020	SW U	U	I	11	220,000
GRANTOR: FIRST COAST ENERGY LL						
GRANTEE: BOCA GAS COMPANY HO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	15,700.00	SF	2.00	2.00	100	1970	1970
2	0812	CONCRETE C	0	0	0	2,134.00	SF	4.00	4.00	100	1970	1970
3	0400	CONC CURB	0	0	0	461.00	LF	15.00	15.00	100	1970	1970
4	0524	PUMP ISLND	0	0	0	196.00	SF	4.50	4.50	100	1980	1980
5	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	1970	1970
6	0940	SHEDS/PORT	0	0	8	240.00	SF	20.10	20.10	100	1985	1985
8	0811	CONCRETE B	0	0	0	1,413.00	SF	5.20	5.20	100	2007	2007
9	0810	CONCRETE A	0	0	0	257.00	SF	6.50	6.50	100	1970	1970
10	0443	STK FNC 6'	0	0	0	131.00	LF	10.00	10.00	100	2007	2007
11	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	2007	2007

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
852396 US HWY 17, YULEE												
BLD DATE: 02/09/2018												
LGL DATE: 02/09/2018												
XF DATE: KK												
INC DATE:												
TOTAL OB/XF VALUE: 30,127												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1994] W9 BAS=[YR=1993] W31 BAS=[YR=1994] W12												
FST=[YR=1993] W14 FST=[YR=1993] W16 S29 E16 N29 \$ S29 E14 N29												
\$ S8 E12 N8\$ S8 W12 S21 E52 N18 W9 N11\$ S11 E9 N11 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	001410	C	CONV STORE	0		CHT	200.00	200.00	52,600.00	SF		1.00
2	001020	C	COMM HWY	0		CHT	0.00	0.00	1.00	UT		1.00

