BLOCK 12 LOT N3/4 OF 3
PT OR 2028/260
EX R/W OR 694/1871 & 1873

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

2024

08-3N-24-2380-0012-0031

BUILDING CHARACTERISTICS

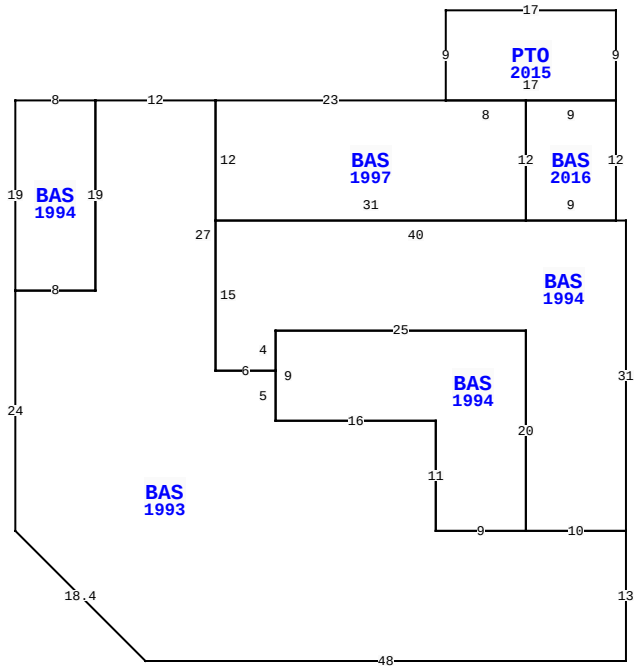
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	08	DECORATIVE 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	00	QUALITY Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	134,782
BAS	152	100	152	12,130
BAS	324	100	324	25,855
BAS	675	100	675	53,865
BAS	372	100	372	29,686
BAS	108	100	108	8,618
PTO	153	5	8	638
TOTALS	3,473		3,328	265,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	3,328	110.2400	140.00	465,920	1989	1989	0	0	0	43.00	57.00

1 CONVESTORE – 0% - 0 Heated Area: 3320 HX Base Yr



551726 US HWY 1, HILLIARD

BLD DATE	10/24/2018	KK	LGL DATE		
XF DATE	10/24/2018	KK	LAND DATE	04/16/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,574
TOTAL MARKET OB/XF VALUE	66,649
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	489,723
SOH/AGL Deduction	41,882
ASSESSED VALUE	447,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,841
TOTAL JUST VALUE	489,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180147	MANUF. SHED	0	07/03/2018
20140156	LITTLE CAESARS BD	0	12/15/2014
20140155	LITTLE CAESARS BD	0	12/12/2014
20140153	LITTLE CAESARS BD	0	12/10/2014
20140150	LITTLE CAESARS BD	0	12/04/2014
20140146	LITTLE CAESARS BD	0	12/03/2014

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=1994] W1 BAS=[YR=2016] N12 PTO=[YR=2015] N9 W17 S9 BAS=[YR=1997] W23 BAS=[YR=1993] W12 BAS=[YR=1994] W8 S19 E8 N19$ S19 W8 S24 D13 R13 E48 N13 W10 BAS=[YR=1994] N20 W25 S9 E16 S11 E9$ W9 N11 W16 N5 W6 N27$ S12 E31 N12 W8$ E17 $ W9 S12 E9$ W40 S15 E6 N4 E25 S20 E10 N31$.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	17,606.00	SF	4.00	4.00	100	1989	1989	3	57	40,142	
2	0524	PUMP ISLND	0	0	0	0	144.00	SF	4.50	4.50	100	1989	1989	3	85	551	
3	0400	CONC CURB	0	0	0	0	488.00	LF	15.00	15.00	100	1989	1989	3	66	4,831	
4	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	1989	1989	3	100	2,000	
5	0443	STK FNC 6'	0	0	0	0	6.00	LF	10.00	10.00	100	1989	1989	3	20	12	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1989	1989	3	26	156	
7	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1989	1989	3	100	600	
8	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	3,416	
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1998	1998	3	45	675	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1998	1998	3	45	608	

TOTAL OB/XF 52,991

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	% 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	0004	C-1	0.00	0.00	31,500.00	SF		1.00	1.00	1.00	5.00	5.00	157,500							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS

BLOCK 12 LOT N3/4 OF 3
PT OR 2028/260
EX R/W OR 694/1871 & 1873

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

2024

08-3N-24-2380-0012-0031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

BLD DATE	10/24/2018	KK	LGL DATE		
XF DATE	10/24/2018	KK	LAND DATE	04/16/2023	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,574
TOTAL MARKET OB/XF VALUE	66,649
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	489,723
SOH/AGL Deduction	41,882
ASSESSED VALUE	447,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,841
TOTAL JUST VALUE	489,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140147	LITTLE CAESARS BD	0	12/03/2014
M0909090	H/AC	3,000	09/15/2009
E0809129	ELEC OTHER	0	09/25/2008
B0809120	REPAIR/RRF	16,000	09/05/2008
B0809121	SIGN	2,300	09/03/2008
0701001	REPAIR/RRF	18,000	01/09/2007

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

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	1100	VAC SYSTEM	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
12	7000	SIGN	0	0	8	16	128.00	SF	100.00	100.00	100	1998	1998	3	20	2,560	
13	0810	CONCRETE A	0	0	0	0	389.00	SF	6.50	6.50	100	1998	1998	3	75	1,896	
14	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	2005	2005	3	24	86	
15	1123	CB 8"	0	0	0	0	201.00	SF	6.15	6.15	100	2015	2015	3	95	1,174	
16	4310	CANOPIES F	0	0	72	24	1,728.00	UT	22.75	22.75	100	2007	2007	3	20	7,862	

LAND DESCRIPTION

TOTAL OB/XF 13,658

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS