PT SEC 19-1S-24E
IN OR 2430/1046 PAR A & B
ESMT OR 2284/690 & OR 2284/763

JOHN-MARY ENTERPRISES LTD
14524 N ROME AVE
TAMPA, FL 33613

2024

19-1S-24-0000-0009-0030

BUILDING CHARACTERISTICS

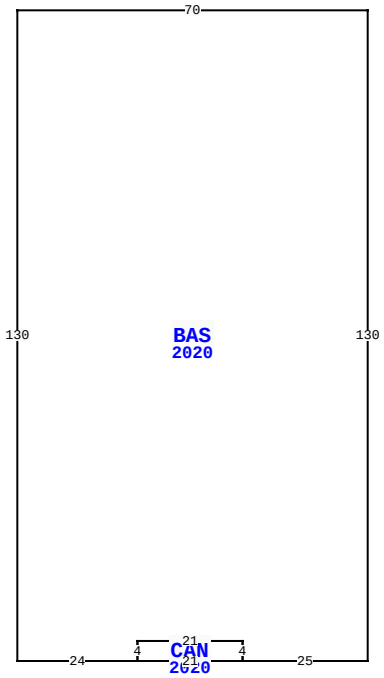
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,016	100	9,016	1,284,921
CAN	84	30	25	3,563
TOTALS	9,100		9,041	1,288,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
1101	04	9,041	112.3705	160.13	1,447,735	2020	2020	0	0	10	1.00	89.00

1 RETAILSTOR – 0% - 0 Heated Area: 9016 HX Base Yr



8340 US HWY 301, BRYCEVILLE

BLD DATE	07/26/2024	REA	LGL DATE
XF DATE	10/29/2020	KK	LAND DATE 10/29/2020 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	1,288,484
TOTAL MARKET OB/XF VALUE	108,868
TOTAL LAND VALUE - MARKET	327,108
TOTAL MARKET VALUE	1,724,460
SOH/AGL Deduction	0
ASSESSED VALUE	1,724,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,724,460
TOTAL JUST VALUE	1,724,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,983,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004626	NEW DOLLAR GENERA	1,142,827	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1046	1/29/2021	SW	Q	I	01	1,980,600
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: JOHN-MARY ENTERPRIS						
2284/0760	6/22/2019	WD	Q	I	05	305,000
GRANTOR: WHIDDON MELINDA & SUM						
GRANTEE: CONCEPT DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W70 S130 E24 CAN=[YR=2020] E21 N4 W21 S4$ N4 E21 S4 E25 N130$.

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	0803	ASPHALT C	0	0	0	0	26,021.00	SF	2.00	2.00	100	2020	2020	3	86	44,756	
2	0812	CONCRETE C	0	0	0	0	4,416.00	SF	4.00	4.00	100	2020	2020	3	99	17,487	
3	0400	CONC CURB	0	0	0	0	563.00	LF	15.00	15.00	100	2020	2020	3	99	8,361	
4	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2020	2020	3	90	2,250	
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	99	248	
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2020	2020	3	96	14,573	
8	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2020	2020	3	90	792	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
10	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	100	2020	2020	3	96	7,507	

TOTAL OB/XF 96,662

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0		CI	0.00	0.00	116,305.00	SF		1.00	1.00	1.25	2.25	2.81	327,108							

REVIEW DATE 10/29/2020 BY KK Total Acres: 0.00 Total Land Value: 327,108 Market: 0 Agricultural: 0 Common: 327,108 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

MARKET ADJUSTMENTS

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BLD DATE	07/26/2024	REA	LGL DATE
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GRANTEE: CONCEPT DEVELOPMENT						

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	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
12	1123	CB 8"	0	0	0	0	240.00	SF	6.15	6.15	100	2020	2020	3	99	1,461	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	2020	2020	3	96	864	
14	0810	CONCRETE A	0	0	17	11	187.00	SF	6.50	6.50	100	2020	2020	3	99	1,203	
15	0424	CL FNC 6'	0	0	0	0	437.00	LF	20.00	20.00	100	2020	2020	3	96	8,390	

LAND DESCRIPTION

TOTAL OB/XF 12,206

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 10/29/2020 BY KK Total Acres: 0.00 Total Land Value: 327,108 Market: 0 Agricultural: 0 Common: 327,108 PRINTED 08/06/2024 BY SYS