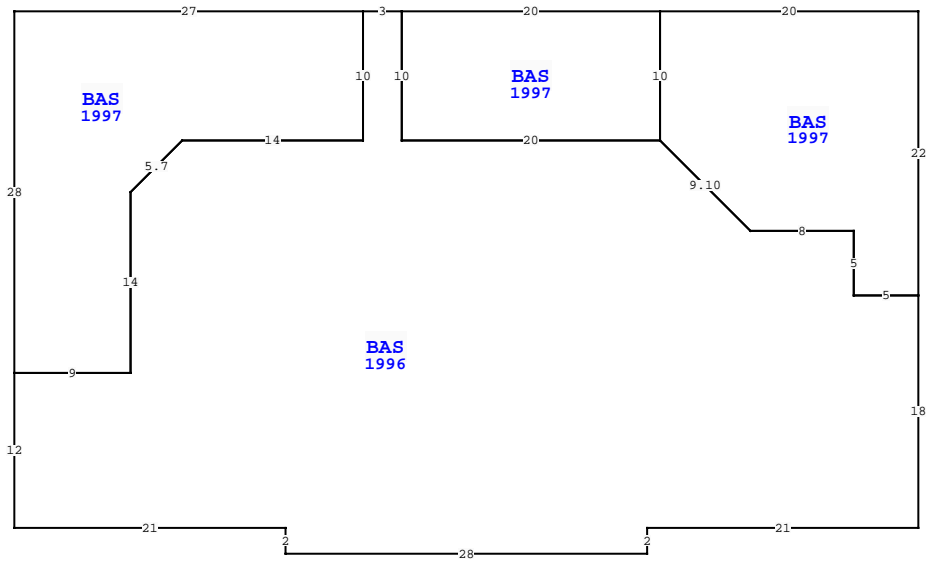


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	02	ROLL COMP	100
Interior Wall	05	DRYWALL	100
Interior Floo	16	EPOXY STRP	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		11	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,876	100	1,876
BAS	200	100	200
BAS	341	100	341
BAS	440	100	440
TOTALS	2,857		2,857
			331,677

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



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,677
TOTAL MARKET OB/XF VALUE			106,845
TOTAL LAND VALUE - MARKET			752,000
TOTAL MARKET VALUE			1,190,522
SOH/AGL Deduction			0
ASSESSED VALUE			1,190,522
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,190,522
TOTAL JUST VALUE			1,190,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,147,842
BLDG:1:1: MOBIL & SUBWAY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
984659	NEW CONSTR	200,000	05/01/1998
984721	NEW CONSTR	262,260	05/01/1998
961893	H/AC	0	09/01/1996
96-3205	NEW CONSTR	300,000	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0908	6/30/2015	WD	U	I	12	1,280,000
GRANTOR: TONARAMA INVESTMENTS						
GRANTEE: CROW'S NEST LLC						
1970/1941	3/26/2015	SW	U	I	12	998,000
GRANTOR: YULEE PROPERTY INVEST						
GRANTEE: TONARAMA INVESTMENT						

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	0803	ASPHALT C	0	0	0	0	43,331.00	SF	2.00	2.00	100	1996	1996	3	50	43,331	
2	0812	CONCRETE C	0	0	0	0	4,191.00	SF	4.00	4.00	100	1996	1996	3	72	12,070	
3	0400	CONC CURB	0	0	0	0	160.00	LF	15.00	15.00	100	1996	1996	3	79	1,896	
4	0524	PUMP ISLND	0	0	0	0	160.00	SF	4.50	4.50	100	1996	1996	3	91	655	
5	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50	4.50	100	1996	1996	3	91	1,179	
6	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	1996	1996	3	40	13,156	
7	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1996	1996	3	100	900	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1996	1996	3	100	600	
9	1125	CB/STC 6"	0	0	43	6	258.00	SF	7.35	7.35	100	1996	1996	3	72	1,365	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1996	1996	3	40	540	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		02/08/2018	KK

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1997] W20 BAS=[YR=1997] W20 BAS=[YR=1996] W3												
BAS=[YR=1997] W27 S28 E9 N14 U4 R4 E14 N10\$ S10 W14 D4 L4												
S14 W9 S12 E21 S2 E28 N2 E21 N18 W5 N5 W8 U7 L7 W20 N10\$												
S10 E20 N10\$ S10 D7 R7 E8 S5 E5 N22\$.												

LAND DESCRIPTION													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	% 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	PUD	200.00	376.00	75,200.00	SF		1.00	1.00	1.00	10.00	10.00	752,000								

