



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	09 RIDGE FRME 100
Roof Cover	02 ROLL COMP 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floor	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	12 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 06 Quality Level 06

DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	378,107
BAS	140	100	140	26,640
BAS	156	100	156	29,685
BAS	319	100	319	60,702
BAS	541	100	541	102,947
BAS	232	100	232	44,148
PTO	16	5	1	190
PTO	144	5	7	1,332
PTO	456	5	23	4,377

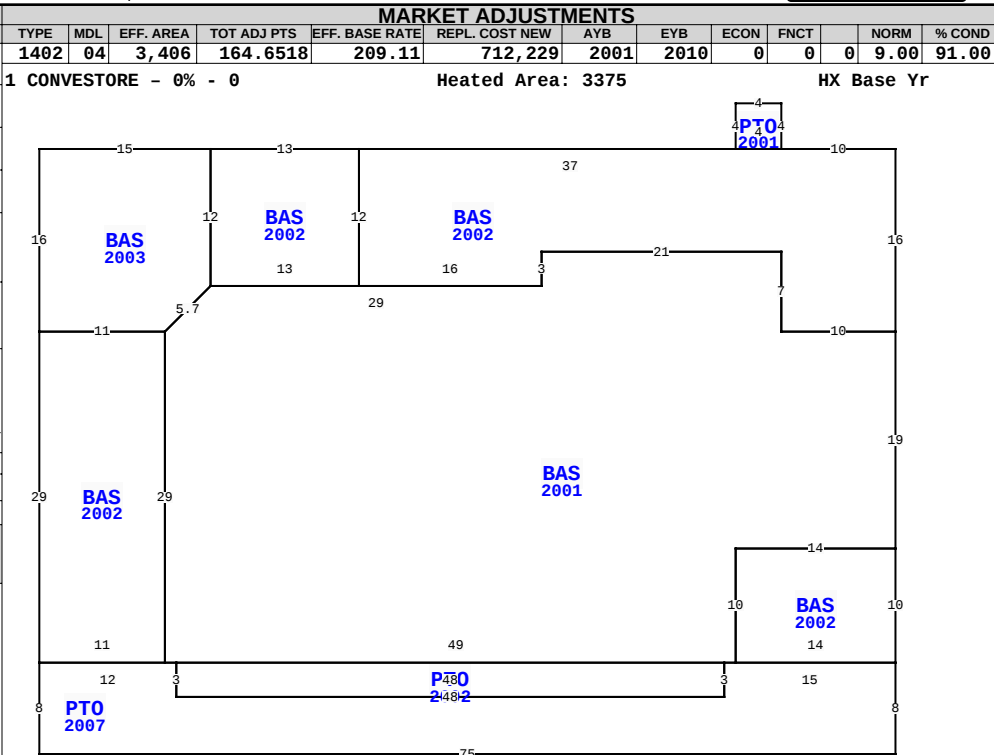
TOTALS 3,991 3,406 648,128

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	15,793.00	SF	2.00	2.00	100	2001	2001	3	50	15,793	
2	0812	CONCRETE C	0	0	0	2,920.00	SF	4.00	4.00	100	2001	2001	3	80	9,344	
3	0400	CONC CURB	0	0	0	641.00	LF	15.00	15.00	100	2001	2001	3	85	8,173	
4	1123	CB 8"	0	0	34	204.00	SF	6.15	6.15	100	2001	2001	3	80	1,004	
5	4950	BOLLARD	0	0	0	12.00	UT	100.00	100.00	100	2001	2001	3	100	1,200	
6	0524	PUMP ISLND	0	0	0	252.00	SF	4.50	4.50	100	2001	2001	3	94	1,066	
7	0972	ST LGHT UN	0	0	0	9.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	12,524	
8	7080	SOUND SYS	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	1,000	
9	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43	
10	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	55	275	

LAND DESCRIPTION

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	CH	0.00	0.00	50,529.00	SF		1.00	1.00	1.00	9.50	9.50	480,026							



542322 US HWY 1, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022
INC DATE			AG DATE	

TOTAL OB/XF																50,422
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	15,793.00	SF	2.00	2.00	100	2001	2001	3	50	15,793	
2	0812	CONCRETE C	0	0	0	2,920.00	SF	4.00	4.00	100	2001	2001	3	80	9,344	
3	0400	CONC CURB	0	0	0	641.00	LF	15.00	15.00	100	2001	2001	3	85	8,173	
4	1123	CB 8"	0	0	34	204.00	SF	6.15	6.15	100	2001	2001	3	80	1,004	
5	4950	BOLLARD	0	0	0	12.00	UT	100.00	100.00	100	2001	2001	3	100	1,200	
6	0524	PUMP ISLND	0	0	0	252.00	SF	4.50	4.50	100	2001	2001	3	94	1,066	
7	0972	ST LGHT UN	0	0	0	9.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	12,524	
8	7080	SOUND SYS	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	1,000	
9	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43	
10	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	55	275	

LAND DESCRIPTION

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1	001410	C	CONV STORE	0	0004	CH	0.00	0.00	50,529.00	SF		1.00	1.00	1.00	9.50	9.50	480,026							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,664,845	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,005,837	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,005,837	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,005,837	
TOTAL JUST VALUE		2,005,837	
NCON VALUE		0	
INCOME VALUE		2,005,837	
PREVIOUS YEAR MKT VALUE		2,005,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3794	FLASH FOODS	150,000	04/01/2015
3915	FUEL CANOPY	32,727	04/01/2015
3918E	FLASH FOODS	0	04/01/2015
3919-E	FLASH FOODS	0	04/01/2015
3920-P	FLASH FOODS	0	04/01/2015
2028	H/AC	22,000	01/14/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2145/1941	9/01/2017	SW	Q	I	01
GRANTOR: KEMP RIDGE HOLDINGS L					
GRANTEE: GTY EPP LEASING LLC					
1722/0555	12/30/2010	QC	U	I	11
GRANTOR: FLASH FOODS INC					
GRANTEE: KEMP RIDGE HOLDINGS					

GRANTEE: KEMP RIDGE HOLDINGS

GRANTEE: KEMP RIDGE HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 PTO=[YR=2001] N4 W4 S4 E4\$ W37
BAS=[YR=2002] W13 BAS=[YR=2003] W15 S16 BAS=[YR=2002] S29
PTO=[YR=2007] S8 E75 N8 BAS=[YR=2002] N10 BAS=[YR=2001]
N19 W10 N7 W21 S3 W29 D4 L4 S29 E1 PTO=[YR=2002] S3 E48 N3
W48\$ E49 N10 E14\$ W14 S10 E14\$ W15 S3 W48 N3 W12\$ E11 N29
W11\$ E11 U4 R4 N12\$ S12 E13 N12\$ S12 E16 N3 E21 S7 E10
N16\$.

[illegible]