

CHASTAIN CURTIS PROPERTIES LLC
10741 GREY HERON CT
PORT SAINT LUCIE, FL 34986

37-2N-27-0000-0001-0280

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 100								1402	04	5,658	120.1082	156.74	886,835	2020	2020	0	0	0	1.00	99.00	VALUATION BY																										
Roof Structur	04	WOOD TRUSS 100								1 CONVSTORE - 0% - 0														Heated Area: 5382								HX Base Yr								STANDARD									
Roof Cover	05	BUILT-UP 100																														Tax Group: 4								Tax Dist:									
Interior Wall	04	DRYWALL 90																														BUILDING MARKET VALUE								877,967									
Interior Wall	08	DECORATIVE 10																														TOTAL MARKET OB/XF VALUE								501,860									
Interior Floo	11	CLAY TILE 80																														TOTAL LAND VALUE - MARKET								1,996,788									
Interior Floo	03	CONC FINSH 20																														TOTAL MARKET VALUE								3,376,615									
Ceiling	01	FIN.SUSPD 100																														SOH/AGL Deduction								0									
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								3,376,615									
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0									
Fixtures	04	17 100																														BASE TAXABLE VALUE								3,376,615									
Frame	03	MASONRY 100																														TOTAL JUST VALUE								3,376,615									
Story Height		16 100																														NCON VALUE								0									
RMS		4 100																														INCOME VALUE																	
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								3,387,050									
Units	00	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	SUBAREA MARKET VALUE																																													
BAS	5,382	100	5,382	835,139																																													
CAN	324	30	97	15,052																																													
FDU	299	60	179	27,775																																													
TOTALS	6,005		5,658	877,967																																													
EXTRA FEATURES					463651 SR 200, YULEE																																												
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	49,185.00	SF	2.00	2.00	100	2020	2020	3	86	84,598																																	
2	0400	CONC CURB	0	0	0	0	2,280.00	LF	15.00	15.00	100	2020	2020	3	99	33,858																																	
3	0812	CONCRETE C	0	0	0	0	3,631.00	SF	4.00	4.00	100	2020	2020	3	99	14,379																																	
4	0812	CONCRETE C	0	0	0	0	8,086.00	SF	4.00	4.00	100	2020	2020	3	99	32,021																																	
5	0812	CONCRETE C	0	0	0	0	14,884.00	SF	4.00	4.00	100	2020	2020	3	99	58,941																																	
6	0810	CONCRETE A	0	0	61	6	366.00	SF	6.50	6.50	100	2020	2020	3	99	2,355																																	
7	0810	CONCRETE A	0	0	0	0	424.00	SF	6.50	6.50	100	2020	2020	3	99	2,728																																	
8	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2020	2020	3	99	198																																	
9	4950	BOLLARD	0	0	0	0	50.00	UT	100.00	100.00	100	2020	2020	3	100	5,000																																	
10	0424	CL FNC 6'	0	0	0	0	702.00	LF	23.00	23.00	100	2020	2020	3	96	15,500																																	
LAND DESCRIPTION					TOTAL OB/XF														249,578																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
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