IN OR 1721/1892
PARCELS 86-3 & 86-4
RECIPRICAL ESMT PT 1010/302

SUNSHINE PETRO INC/
402 HIGHPOINT DRIVE STE #101
COCOA, FL 32926

2024

42-2N-27-0000-0086-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

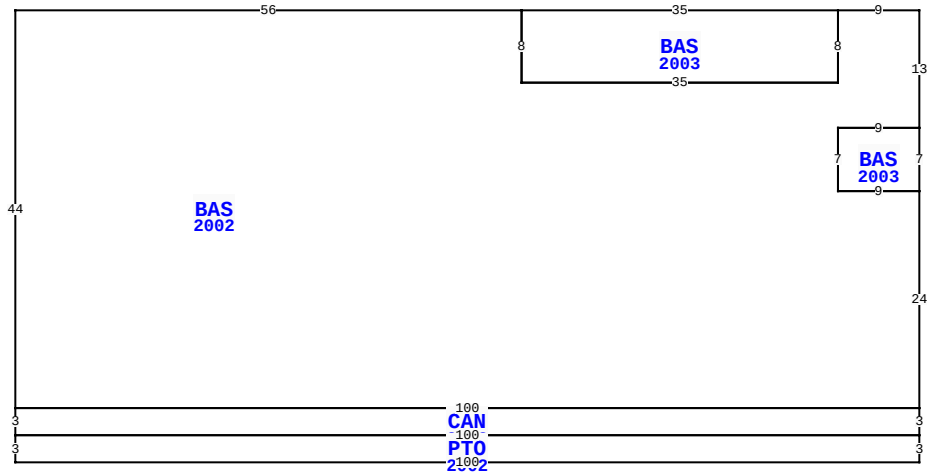
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		6 100
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	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,057	100	4,057	440,061
BAS	63	100	63	6,834
BAS	280	100	280	30,371
CAN	300	30	90	9,762
PTO	300	5	15	1,627
TOTALS	5,000		4,505	488,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,505	104.1583	132.28	595,921	2002	2002	0	0	0	18.00	82.00

1 CONVESTORE – 0% - 0 Heated Area: 4400 HX Base Yr



850409 US HWY 17, YULEE

BLD DATE	10/11/2018	KK	LGL DATE		
XF DATE	10/11/2018	KK	LAND DATE	10/11/2018	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	488,655
TOTAL MARKET OB/XF VALUE	88,417
TOTAL LAND VALUE - MARKET	127,200
TOTAL MARKET VALUE	704,272
SOH/AGL Deduction	122,467
ASSESSED VALUE	581,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	581,805
TOTAL JUST VALUE	704,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/1892	1/25/2011	WD	U	I	35	773,000
GRANTOR: NASSAU COUNTY DEVELOP						
GRANTEE: SUNSHINE PETRO INC						
1548/1762	1/31/2008	QC	U	I	02	900,000
GRANTOR: G G H 11 LLC						
GRANTEE: NASSAU COUNTY DEV C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 BAS=[YR=2003] W35 S8 E35 N8$ S8 W35 N8 W56 S44 CAN=[YR=2002] S3 PTO=[YR=2002] S3 E100 N3 W100$ E100 N3 W100$ E100 N24 BAS=[YR=2003] N7 W9 S7 E9$ W9 N7 E9 N13$.

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	0400	CONC CURB	0	0	0	0	1,635.00	LF	15.00	15.00	100	2002	2002	3	86	21,092	
2	0803	ASPHALT C	0	0	0	0	29,855.00	SF	2.00	2.00	100	2002	2002	3	50	29,855	
3	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00	4.00	100	2002	2002	3	82	3,592	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80	
5	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2002	2002	3	100	2,700	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2002	2002	3	58	870	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	2002	2002	3	58	1,090	
8	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
9	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
10	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	

TOTAL OB/XF 60,050

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	001410	C	CONV STORE	0	0004	CI	200.00	212.00	42,400.00	SF		1.00	1.00	1.00	3.00	3.00	127,200							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 08/06/2024 BY SYS

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PARCELS 86-3 & 86-4
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: NASSAU COUNTY DEV C						

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	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
12	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
13	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2002	2002	3	20	160	
14	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2002	2002	3	58	2,935	
15	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2002	2002	3	58	290	
16	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2002	2002	3	58	1,827	
17	4310	CANOPIES F	0	0	0	0	4,976.00	UT	22.75	22.75	100	2002	2002	3	20	22,641	

LAND DESCRIPTION

TOTAL OB/XF 28,367

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 04/09/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,200 Market: 0 Agricultural: 0 Common: 127,200 PRINTED 08/06/2024 BY SYS