



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE		1410CONVENIENCE 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	1,627	100	1,627	164,368
BAS	91	100	91	9,193
BAS	126	100	126	12,729
BAS	429	100	429	43,340
TOTALS	2,273		2,273	229,630

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	15,605.00	SF	2.00	2.00	15,605
2	0524	PUMP ISLND	0	0	0	0	160.00	SF	4.50	4.50	612
3	0811	CONCRETE B	0	0	0	0	1,782.00	SF	5.20	5.20	5,282
4	0400	CONC CURB	0	0	0	0	298.00	LF	15.00	15.00	2,950
5	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	1,400
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	122
7	4310	CANOPIES F	0	0	54	23	1,242.00	UT	22.75	22.75	5,651

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001410	C	CONV STORE	0	0004	CI	0.00	0.00	38,310.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,273	100.6950	127.88	290,671	1989	2000	0	0	21.00	79.00
1 CONVESTORE - 0% - 0											
Heated Area: 2273 HX Base Yr											

BLD DATE	05/06/2016	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
850884 US HWY 17, YULEE				

TOTAL OB/XF											
31,622											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,630	
TOTAL MARKET OB/XF VALUE		31,622	
TOTAL LAND VALUE - MARKET		153,240	
TOTAL MARKET VALUE		414,492	
SOH/AGL Deduction		4,496	
ASSESSED VALUE		409,996	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		409,996	
TOTAL JUST VALUE		414,492	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5953	XFOB	6,000	08/24/1989
3127	TANKS/BLRS	30,000	08/24/1989
5947	NEW CONSTR	74,800	08/23/1989
5925	DEMOLITION	5,000	08/15/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2206/0548	6/22/2018	WD	Q	I	01	380,000	
GRANTOR: ASSIGNEE BLUESTAR MGM							
GRANTEE: RUBBOZ GEORGE							
1919/0253	5/27/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: ASSIGNEE BLUESTAR M							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W14 BAS=[YR=1993] W1 BAS=[YR=1994] W16 BAS=[YR=1994] W33 S13 E33 N13\$ S7 E5 S6 E1 U7 R5 E5 N6\$ S6 W5 D7 L5 W1 N6 W5 S6 W33 S23 E56 U8 R8 N15 L14 U13 \$ D13 R14 N13\$.											