

W1/2 LOT 7, LOTS 8, 9 & 10,
PT OF LOTS 11, 12, 13 & PT OF
SEC'S 42-2N-27E & 51-3N-27E

GTY EPP LEASING LLC
292 MADISON AVE 9TH FLOOR
NEW YORK, NY 10017-6318

2024

51-3N-27-4840-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	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 4051.00

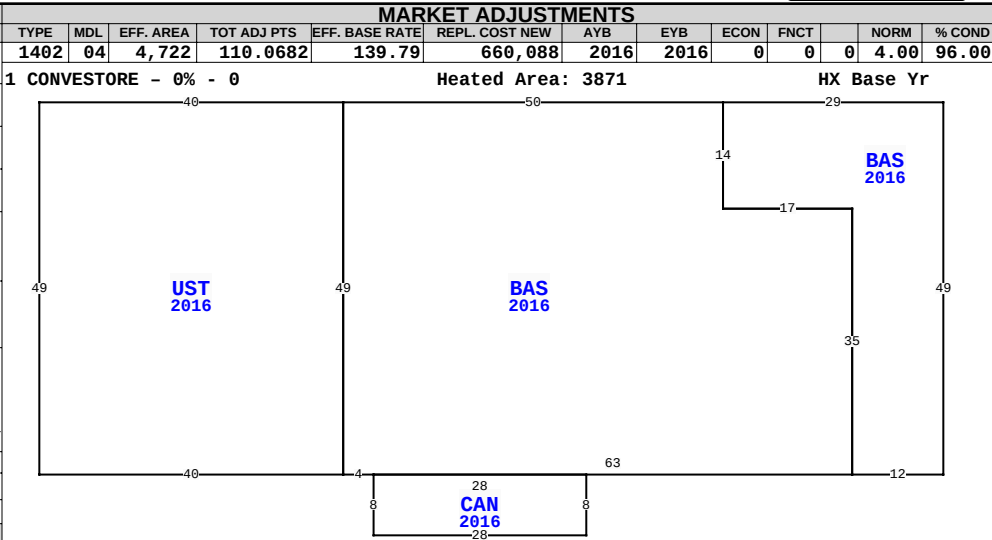
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	110,848
BAS	3,045	100	3,045	408,635
CAN	224	30	67	8,991
UST	1,960	40	784	105,211
TOTALS	6,055		4,722	633,684

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	27,898.00	SF	2.00	2.00	100	2016	2016	3	78	43,521	
2	0810	CONCRETE A	0	0	62	20	1,240.00	SF	6.50	6.50	100	2016	2016	3	96	7,738	
3	0400	CONC CURB	0	0	0	0	1,249.00	LF	15.00	15.00	100	2016	2016	3	97	18,173	
4	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2016	2016	3	90	22,770	
5	0524	PUMP ISLND	0	0	0	0	420.00	SF	4.50	4.50	100	2016	2016	3	99	1,871	
6	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	100	2016	2016	3	100	4,200	
7	1128	BRICK 12"	0	0	0	0	282.00	SF	14.00	14.00	100	2016	2016	3	99	3,909	
8	0850	PEBBLE WLK	0	0	0	0	1,778.00	SF	3.50	3.50	100	2016	2016	3	96	5,974	
9	4310	CANOPIES F	0	0	136	46	6,256.00	UT	22.75	22.75	100	2016	2016	3	65	92,511	
10	0920	CWALL-WD/M	0	0	0	0	339.00	LF	390.00	390.00	100	2016	2016	3	74	97,835	

LAND DESCRIPTION

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
1	001410	C	CONV STORE	0		CI	0.00	0.00	82,459.00	SF		1.00	1.00	1.00	12.00	12.00	989,508							



BLD DATE	02/09/2018	KK	LGL DATE	
XF DATE	02/09/2018	KK	LAND DATE	
INC DATE			AG DATE	

850850 US HWY 17, YULEE

TOTAL OB/XF																	298,502
1	0803	ASPHALT C	0	0	0	0	27,898.00	SF	2.00	2.00	100	2016	2016	3	78	43,521	
2	0810	CONCRETE A	0	0	62	20	1,240.00	SF	6.50	6.50	100	2016	2016	3	96	7,738	
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1	001410	C	CONV STORE	0		CI	0.00	0.00	82,459.00	SF		1.00	1.00	1.00	12.00	12.00	989,508							

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		633,684			
TOTAL MARKET OB/XF VALUE		348,787			
TOTAL LAND VALUE - MARKET		989,508			
TOTAL MARKET VALUE		1,971,979			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,971,979			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,971,979			
TOTAL JUST VALUE		1,971,979			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,901,565			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531295	NEW CONSTR	0	04/07/2016
B1530893	NEW CONSTR	132,512	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/1935	9/01/2017	SW	Q	I	01	2,102,700
GRANTOR: COWFORD HOLDINGS LLC						
GRANTEE: GTY EPP LEASING LLC						
1791/0113	4/16/2012	WD	U	V	38	675,000
GRANTOR: WALGREEN CO						
GRANTEE: COWFORD HOLDINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W29 BAS=[YR=2016] W50 UST=[YR=2016] W40 S49
E40 N49\$ S49 E4 CAN=[YR=2016] S8 E28 N8 W28\$ E63 N35 W17
N14\$ S14 E17 S35 E12 N49\$.

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[illegible]

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[illegible]