S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

**2025**

**00-00-30-044B-0098-0010**

## BUILDING CHARACTERISTICS

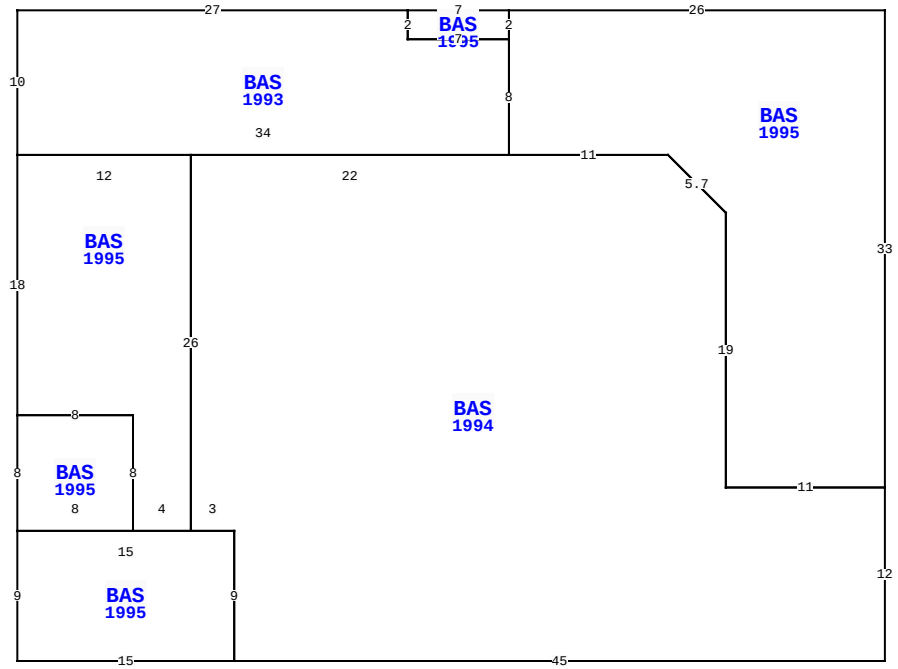
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 02 | ROLL COMP 80 |
| Roof Cover | 07 | CONC TILE 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 9 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 11 100 |
| RMS | | 5 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 2002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 326 | 100 | 1993 | 326 | 31,515 |
| BAS | 1,392 | 100 | 1994 | 1,392 | 134,568 |
| BAS | 14 | 100 | 1995 | 14 | 1,354 |
| BAS | 64 | 100 | 1995 | 64 | 6,187 |
| BAS | 135 | 100 | 1995 | 135 | 13,051 |
| BAS | 248 | 100 | 1995 | 248 | 23,974 |
| BAS | 521 | 100 | 1995 | 521 | 50,366 |
| TOTALS | 2,700 | | | 2,700 | 261,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 2,700 | 122.3040 | 151.05 | 407,835 | 1993 | 1993 | 0 | 0 | 0 | 36.00 | 64.00 |

1 CONVESTORE – 0% - 0 Heated Area: 2700 HX Base Yr




3100 S 8TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 12/11/2024 | KW | LGL DATE | | |
| XF DATE | 12/11/2024 | KW | LAND DATE | 04/23/2025 | DC |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 261,014 |
| TOTAL MARKET OB/XF VALUE | 51,341 |
| TOTAL LAND VALUE - MARKET | 618,750 |
| TOTAL MARKET VALUE | 931,105 |
| SOH/AGL Deduction | 91,774 |
| ASSESSED VALUE | 839,331 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 839,331 |
| TOTAL JUST VALUE | 931,105 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 929,398 |

SPEEDWAY CONVENINCE STORE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0010 | DEMOLITION OF 46X | 18,000 | 11/13/2024 |
| 20160364 | REPLACE ICE MACHI | 8,084 | 02/11/2016 |
| B1429334 | REMODEL | 50,000 | 09/01/2014 |
| B1429335 | DEMOLITION | 4,500 | 09/01/2014 |
| E1427262 | CHNGE SRVC | 0 | 02/01/2014 |
| B26027 | REMODEL | 15,500 | 05/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1922/1139 | 6/02/2014 | QC | U | I | 11 | 1,472,700 |
| GRANTOR: SPECON III LLC ETAL | | | | | | |
| GRANTEE: HESS REALTY LLC | | | | | | |
| 0958/1231 | 11/16/2000 | QC | Q | I | 06 | 5,000 |
| GRANTOR: AMERADA HESS FACILITI | | | | | | |
| GRANTEE: SPECON III LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1995] W26BAS=[YR=1995] W7S2E7N2$S2 BAS=[YR=1993] W7N2W27S10E34N8$S8 BAS=[YR=1994] W22BAS=[YR=1995] W12S18 BAS=[YR=1995] S8BAS=[YR=1995] S9 E15N9W15$ E8N8W8$E8S8 E4N26$S26E3S9E45 N12W11N19 U4 L4 W11$E11 D4 R4 S19E11N33$.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 9,286.00 | SF | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 50 | 9,286 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,805.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 64 | 4,621 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 640.00 | LF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 72 | 6,912 | |
| 4 | 1123 | CB 8" | 0 | 0 | 6 | 20 | 192.00 | SF | 6.15 | 6.15 | 100 | 1993 | 1993 | 3 | 64 | 756 | |
| 5 | 1100 | VAC SYSTEM | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 1993 | 1993 | 3 | 20 | 160 | |
| 6 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 4.00 | UT | 2,530.00 | 2,530.00 | 100 | 1993 | 1993 | 3 | 30 | 3,036 | |
| 7 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 1993 | 1993 | 3 | 30 | 300 | |
| 8 | 0524 | PUMP ISLND | 0 | 0 | 12 | 5 | 60.00 | SF | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 88 | 238 | |
| 9 | 0524 | PUMP ISLND | 0 | 0 | 12 | 5 | 60.00 | SF | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 88 | 238 | |
| 10 | 0524 | PUMP ISLND | 0 | 0 | 12 | 5 | 60.00 | SF | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 88 | 238 | |

TOTAL OB/XF 25,785

## 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 | C-2 | 150.00 | 250.00 | 37,500.00 | SF | | 1.00 | 1.00 | 1.10 | 15.00 | 16.50 | 618,750 | | | | | | | |

REVIEW DATE 12/11/2024 BY KW Total Acres: 0.00 Total Land Value: 618,750 Market: 0 Agricultural: 0 Common: 618,750 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

**2025**

**00-00-30-044B-0098-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 261,014 |
| TOTAL MARKET OB/XF VALUE | 51,341 |
| TOTAL LAND VALUE - MARKET | 618,750 |
| TOTAL MARKET VALUE | 931,105 |
| SOH/AGL Deduction | 91,774 |
| ASSESSED VALUE | 839,331 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 839,331 |
| TOTAL JUST VALUE | 931,105 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 929,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B22098 | REMODEL | 14,500 | 11/01/2008 |
| E006771 | CHNGE SRVC | 1,000 | 03/01/2000 |
| B00361 | NEW CONSTR | 296,820 | 07/01/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1922/1139 | 6/02/2014 | QC | U | I | 11 | 1,472,700 |
| GRANTOR: SPECON III LLC ETAL | | | | | | |
| GRANTEE: HESS REALTY LLC | | | | | | |
| 0958/1231 | 11/16/2000 | QC | Q | I | 06 | 5,000 |
| GRANTOR: AMERADA HESS FACILITI | | | | | | |
| GRANTEE: SPECON III LLC | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/11/2024 | KW | LGL DATE | |
| XF DATE | 12/11/2024 | KW | LAND DATE | 04/23/2025 DC |
| INC DATE | | | AG DATE | |

### 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 | 12 | 5 | 60.00 | SF | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 88 | 238 | |
| 12 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 1994 | 1994 | 3 | 100 | 400 | |
| 13 | 7000 | SIGN | 0 | 0 | 0 | 0 | 1.00 | SF | 15,000.00 | 15,000.00 | 100 | 1993 | 1993 | 3 | 20 | 3,000 | |
| 16 | 0450 | PREFAB FNC | 0 | 0 | 0 | 0 | 111.00 | LF | 8.00 | 8.00 | 100 | 1993 | 1993 | 3 | 20 | 178 | |
| 17 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2011 | 2011 | 3 | 78 | 468 | |
| 19 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 1993 | 1993 | 3 | 20 | 80 | |
| 20 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 21 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 22 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 3.00 | UT | 100.00 | 100.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |
| 23 | 0811 | CONCRETE B | 0 | 0 | 53 | 17 | 901.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 4,451 | |

TOTAL OB/XF 9,815

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/11/2024 BY KW Total Acres: 0.00 Total Land Value: 618,750 Market: 0 Agricultural: 0 Common: 618,750 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

**2025**

**00-00-30-044B-0098-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

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|---|---|
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| Tax Group: 2 | Tax Dist: |
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| TOTAL LAND VALUE - MARKET | 618,750 |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 839,331 |
| TOTAL JUST VALUE | 931,105 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 929,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 12/11/2024 | KW | LGL DATE | | |
| XF DATE | 12/11/2024 | KW | LAND DATE | 04/23/2025 | DC |
| INC DATE | | | AG DATE | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1922/1139 | 6/02/2014 | QC | U | I | 11 | 1,472,700 |
| GRANTOR: SPECON III LLC ETAL | | | | | | |
| GRANTEE: HESS REALTY LLC | | | | | | |
| 0958/1231 | 11/16/2000 | QC | Q | I | 06 | 5,000 |
| GRANTOR: AMERADA HESS FACILITI | | | | | | |
| GRANTEE: SPECON III LLC | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 277.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 1,710 | |
| 25 | 0810 | CONCRETE A | 0 | 0 | 14 | 4 | 56.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 346 | |
| 26 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,662.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 95 | 10,116 | |
| 27 | 0810 | CONCRETE A | 0 | 0 | 19 | 18 | 342.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 64 | 1,423 | |
| 28 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 149.00 | LF | 15.00 | 15.00 | 100 | 2015 | 2015 | 3 | 96 | 2,146 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,741

| 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 12/11/2024 BY KW Total Acres: 0.00 Total Land Value: 618,750 Market: 0 Agricultural: 0 Common: 618,750 PRINTED 07/30/2025 BY SYS