

PT OR 315/308 & IN OR 522/31 &
PT OR 501/1116
PARCELS 3-1 3-6 & 3-7

CLARK CHRISTINE C/
PO BOX 52085
PHOENIX, AZ 85072

2025

01-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	28	GLASS THRM 30			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	01	MINIMUM 60			
Interior Wall	08	DECORATIVE 40			
Interior Floor	07	CORK/VTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		13 100			
Frame	03	MASONRY 100			
Story Height		14 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1410	CONVENIENCE STORES			
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC	4001.00				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	1993	2,283	206,655
BAS	189	100	1994	189	17,108
BAS	238	100	1994	238	21,544
BAS	440	100	1994	440	39,828
TOTALS	3,150			3,150	285,135

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,609.00	SF	4.00
2	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
3	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
4	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
5	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
6	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
9	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
10	0524	PUMP ISLND	0	0	5	4	20.00	SF	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0004	CHT	215.00	495.00	104,279.00

REVIEW DATE 09/02/2020 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1402	04	3,150	111.0564	137.15	432,022	1984	1994	0	0	0	34.00	66.00	
1 CONVESTORE - 0% - 0													
Heated Area: 3150 HX Base Yr													

462480 SR 200, YULEE

BLD DATE	09/02/2020	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	05/09/2025
AG DATE	DC

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 3									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					285,135				
TOTAL MARKET OB/XF VALUE					82,251				
TOTAL LAND VALUE - MARKET					729,953				
TOTAL MARKET VALUE					1,097,339				
SOH/AGL Deduction					71,090				
ASSESSED VALUE					1,026,249				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,026,249				
TOTAL JUST VALUE					1,097,339				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					959,328				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21499	REMODEL BATH	15,000	06/01/2008
B9804817	REMODEL	350,000	04/01/1998
4421	REMODEL	0	07/30/1991
7412	REMODEL	3,500	07/23/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0315/0308	5/01/1980	MS	U	V		40,000			
GRANTOR:									
GRANTEE:									
0269/0041	6/01/1978	MS	U	V		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W21 BAS=[YR=1994] W40 BAS=[YR=1994] W14 S17									
BAS=[YR=1993] S25 E75 N33 W21 S2 W40 S6 W14\$ E14 N17\$ S11 E40									
N11\$ S9 E21 N9\$.									

TOTAL OB/XF													
4,314													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001410	C	CONV STORE	0	0004	CHT	215.00	495.00	104,279.00	SF		1.00	1.00

Market: 0 Agricultural: 0 Common: 729,953 PRINTED 07/30/2025 BY SYS

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[illegible]

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