

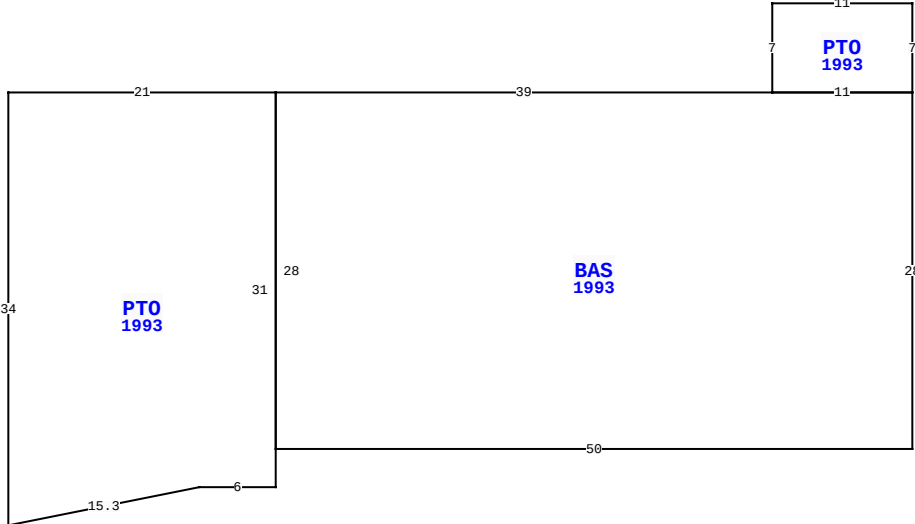
IN OR 1830/682
PARCELS 3-3 & 3-2
EX R/W CASE #2002-CA96

M & R UNITED INC
402A HIGH POINT DR
COCOA, FL 32926

2025

01-2N-26-0000-0003-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	19	COMMON BRK 80	1402	04	1,438	102.9823	127.18	182,885	1969	1969	0	0	0	80.00	20.00	VALUATION SUMMARY																								
Exterior Wall	28	GLASS THRM 20	1 CONVESTORE - 0% - 0 Heated Area: 1400 HX Base Yr 													VALUATION BY		STANDARD																						
Roof Structure	04	WOOD TRUSS 100														Tax Group: 4		Tax Dist:																						
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		36,577																						
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		40,916																						
Interior Floor	11	CLAY TILE 100														TOTAL LAND VALUE - MARKET		439,110																						
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE		516,603																						
Air Condition	01	NONE 100														SOH/AGL Deduction		50,322																						
Heating Type	01	NONE 100														ASSESSED VALUE		466,281																						
Fixtures	3	100														TOTAL EXEMPTION VALUE		0																						
Frame	03	MASONRY 100														BASE TAXABLE VALUE		466,281																						
Story Height	11	100	TOTAL JUST VALUE		516,603																																			
RMS	4	100	NCON VALUE		0																																			
Stories	1.	1. 100	INCOME VALUE		0																																			
Units	0	100	PREVIOUS YEAR MKT VALUE		423,892																																			
BUD8 Adjustme	04	DIST 01 100	<table><tr><th>PERMIT NUM</th><th>DESCRIPTION</th><th>AMT</th><th>ISSUED</th></tr><tr><td>B19400</td><td>REMODEL</td><td>5,000</td><td>02/01/2007</td></tr><tr><td>E017874</td><td>NEW CONSTR</td><td>300</td><td>03/01/2001</td></tr><tr><td>973978</td><td>REMODEL</td><td>8,000</td><td>05/01/1997</td></tr><tr><td>2336</td><td>GAS PUMPS</td><td>252,000</td><td>10/27/1987</td></tr><tr><td>4455</td><td>ADDITION</td><td>20,000</td><td>10/27/1987</td></tr></table>														PERMIT NUM	DESCRIPTION	AMT	ISSUED	B19400	REMODEL	5,000	02/01/2007	E017874	NEW CONSTR	300	03/01/2001	973978	REMODEL	8,000	05/01/1997	2336	GAS PUMPS	252,000	10/27/1987	4455	ADDITION	20,000	10/27/1987
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4455	ADDITION	20,000															10/27/1987																							
Occupancy	00	NONE 100																																						
Quality	02	Quality Level 02																																						
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	1,400	100	1993	1,400	35,610																																			
PTO	77	5	1993	4	102																																			
PTO	674	5	1993	34	865																																			
TOTALS	2,151			1,438	36,577																																			
EXTRA FEATURES						462470 SR 200, YULEE																																		
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	0811	CONCRETE B	0	0	0	0	709.00	SF	2.60	2.60	100	1990	1990	3	57	1,051																								
2	0803	ASPHALT C	0	0	0	0	8,081.00	SF	1.00	1.00	100	1990	1990	3	50	4,041																								
3	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	1990	1990	3	85	199																								
4	0524	PUMP ISLND	0	0	16	4	64.00	SF	4.50	4.50	100	1990	1990	3	85	245																								
5	4310	CANOPIES F	0	0	67	30	2,010.00	UT	22.75	22.75	100	1993	1993	3	20	9,146																								
6	1127	BRICK 8"	0	0	22	5	110.00	SF	11.00	11.00	100	1969	1969	3	52	629																								
7	1127	BRICK 8"	0	0	0	0	196.00	SF	11.00	11.00	100	1969	1969	3	52	1,121																								
8	0812	CONCRETE C	0	0	0	0	6,246.00	SF	4.00	4.00	100	2020	2020	3	98	24,484																								
TOTAL OB/XF 40,916																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	CHT	0.00	0.00	62,730.00	SF		1.00	1.00	1.00	7.00	7.00	439,110																							
REVIEW DATE 02/26/2025 BY TWA Total Acres: 1.44 Total Land Value: 439,110 Market: 0 Agricultural: 0 Common: 439,110 PRINTED 07/30/2025 BY SYS																																								