

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 70

15 CONC BLOCK 30

04 WOOD TRUSS 100

03 COMP SHNGL 100

04 PLYWOOD 100

03 CONC FINSH 100

01 FIN.SUSPD 100

01 NONE 100

01 NONE 100

5 100

03 MASONRY 100

12 100

4 100

1. 1. 100

0 100

04 DIST 01 100

00 NONE 100

01 Quality Level 01

1410 CONVENIENCE STORES

MKT AREA 05

4001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,58710019931,58723,770

BAS18010019941802,696

BAS20710019942073,100

TOTALS1,9741,97429,567

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1402041,97460.637574.89147,833197019700080.0020.00

1 CONVSTORE - 0% - 0Heated Area: 1974HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATERAND DATEAG DATE

03/24/2025DC

EXTRA FEATURES852414 US HWY 17, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10972ST LGHT UN00002.00UT2,530.002,530.00100198919893261,316

20524PUMP ISLND0000144.00SF4.504.5010019891989384544

30803ASPHALT C000010,000.00SF0.500.50100198919893502,500

40424CL FNC 6'0000112.00LF20.0020.0010019891989325560

50400CONC CURB0000537.00LF15.0015.00100197519753342,739

64950BOLLARD00008.00UT100.00100.00100197019703100800

70978SECURTY LT00003.00UT450.00450.0010019891989326351

80810CONCRETE A0000286.00SF6.506.5010019891989354.51,013

94310CANOPIES F0045291,305.00UT22.7522.75100199319933205,938

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE29,567

TOTAL MARKET OB/XF VALUE15,761

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE135,328

SOH/AGL Deduction0

ASSESSED VALUE135,328

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE135,328

TOTAL JUST VALUE135,328

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE126,466

ASPHALT ADJSTD FOR POOR CONDTN: KW 4/2024

PERMIT NUMDESCRIPTIONAMTISSUED

B21436DEMOLITION OF TAN25,00005/01/2008

5657XFOB20,04804/18/1989

5771REMODEL2,00003/16/1989

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2481/14647/23/2021SWQI01125,000

GRANTOR:FIRST COAST ENERGY LL

GRANTEE:PATTON RANDALL C

0881/18345/06/1999WDQI118,000

GRANTOR:RAY DISTRIBUTING COMP

GRANTEE:FIRST COAST ENERGY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 S6 BAS=[YR=1993] W3 BAS=[YR=1994] N21 W12  
S12 E5 S9 E7\$ W7 N9 W25 S9 W4 S31 E48 N17 W9 N14\$S14E9 N20\$.

LAND DESCRIPTION

TOTAL OB/XF15,761

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001410CCONV STORE0CHT200.00200.0040,000.00SF1.001.001.002.252.2590,000

REVIEW DATE04/12/2024BYKWA

Total Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000

PRINTED 07/30/2025 BY SYS