

CIRCLE K STORES INC/
C/O PROPERTY TAX DEPARTMENT, PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

08-3N-24-2380-0012-0031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	20	FACE BRICK 50			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	02	WALL BD/WD 50			
Interior Wall	08	DECORATIVE 50			
Interior Floor	07	CORK/VTILE 50			
Interior Floor	11	CLAY TILE 50			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		12 100			
Frame	03	MASONRY 100			
Story Height		12 100			
RMS		6 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Quantity	00	ONE 100 Level 03			
DOR CODE	1410	CONVENIENCE STORES			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1993	1,689	125,327
BAS	152	100	1994	152	11,279
BAS	324	100	1994	324	24,042
BAS	675	100	1994	675	50,086
BAS	372	100	1997	372	27,603
BAS	108	100	2016	108	8,014
PTO	153	5	2015	8	594
TOTALS	3,473			3,328	246,943

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1402	04	3,328	110.2400	136.15	453,107	1989	1989	0	0	45.50	54.50	

1 CONVESTORE - 0% - 0

Heated Area: 3320

HX Base Yr

NASSAU COUNTY PROPERTY													PAGE 1 of 2				3
VALUATION SUMMARY																	
VALUATION BY												STANDARD					
Tax Group: 3												Tax Dist:					
BUILDING MARKET VALUE												246,943					
TOTAL MARKET OB/XF VALUE												64,358					
TOTAL LAND VALUE - MARKET												173,250					
TOTAL MARKET VALUE												484,551					
SOH/AGL Deduction												0					
ASSESSED VALUE												484,551					
TOTAL EXEMPTION VALUE												0					
BASE TAXABLE VALUE												484,551					
TOTAL JUST VALUE												484,551					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												489,723					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180147	MANUF. SHED	0	07/03/2018
20140156	LITTLE CAESARS BD	0	12/15/2014
20140155	LITTLE CAESARS BD	0	12/12/2014
20140153	LITTLE CAESARS BD	0	12/10/2014
20140150	LITTLE CAESARS BD	0	12/04/2014
20140146	LITTLE CAESARS BD	0	12/03/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2028/0260	9/13/2015	MS	U	I	11	0	

GRANTOR: THE PANTRY INC

GRANTEE: CIRCLE K STORES INC

1001/1716 6/25/2001 MS U I 11 0

GRANTOR: LIL CHAMP FOOD STORES

GRANTEE: THE PANTRY INC

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1994] W1 BAS=[YR=2016] N12 PTO=[YR=2015] N9 W17 S9 BAS=[YR=1997] W23 BAS=[YR=1993] W12 BAS=[YR=1994] W8 S19 E8 N19\$ S19 W8 S24 D13 R13 E48 N13 W10 BAS=[YR=1994] N20 W25 S9 E16 S11 E9\$ W9 N11 W16 N5 W6 N27\$ S12 E31 N12 W8\$ E17 \$ W9 S12 E9\$ W40 S15 E6 N4 E25 S20 E10 N31\$.																

EXTRA FEATURES													551726 US HWY 1, HILLIARD									
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	0812	CONCRETE C	0	0	0	17,606.00	SF	4.00	4.00	100	1989	1989	3	54.5	38,381							
2	0524	PUMP ISLND	0	0	0	144.00	SF	4.50	4.50	100	1989	1989	3	84	544							
3	0400	CONC CURB	0	0	0	488.00	LF	15.00	15.00	100	1989	1989	3	64	4,685							
4	4950	BOLLARD	0	0	0	20.00	UT	100.00	100.00	100	1989	1989	3	100	2,000							
5	0443	STK FNC 6'	0	0	0	6.00	LF	10.00	10.00	100	1989	1989	3	20	12							
6	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1989	1989	3	25	150							
7	4950	BOLLARD	0	0	0	6.00	UT	100.00	100.00	100	1989	1989	3	100	600							
8	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	3,188							
9	0975	ST LT/ARM	0	0	0	3.00	UT	500.00	500.00	100	1998	1998	3	42	630							
10	0978	SECURITY LT	0	0	0	3.00	UT	450.00	450.00	100	1998	1998	3	42	567							

LAND DESCRIPTION										TOTAL OB/XF										50,757						
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	0004	C-1	0.00	0.00	31,500.00	SF		1.00	1.00	1.00	5.50	5.50	173,250									

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