IN OR 1722/608
PARCELS 2 & 4-1

COWFORD HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

2025

27-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

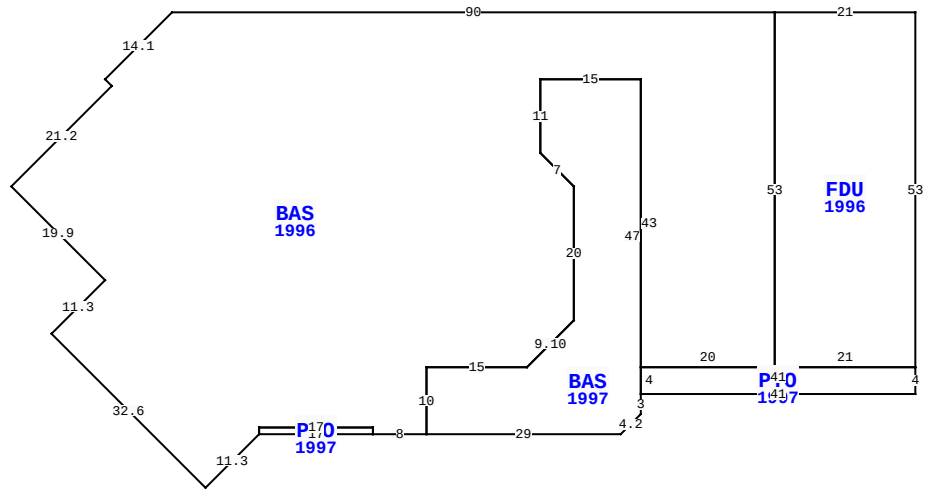
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		9 100
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 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,490	100	1996	5,490	588,056
BAS	838	100	1997	838	89,762
FDU	1,113	60	1996	668	71,552
PTO	17	5	1997	1	107
PTO	164	5	1997	8	857
TOTALS	7,622			7,005	750,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	7,005	123.9000	153.02	1,071,905	1996	1996	0	0	0	30.00	70.00

1 CONVESTORE – 0% - 0 Heated Area: 6328 HX Base Yr



474328 SR 200, FERNANDINA BEACH

BLD DATE	11/27/2019	KK	LGL DATE		
XF DATE	11/27/2019	KK	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	750,334
TOTAL MARKET OB/XF VALUE	135,533
TOTAL LAND VALUE - MARKET	1,058,207
TOTAL MARKET VALUE	1,944,074
SOH/AGL Deduction	490,652
ASSESSED VALUE	1,453,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,453,422
TOTAL JUST VALUE	1,944,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,854,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008008	ROOF	54,000	09/23/2019
B1428380	REMODEL	0	02/01/2014
E22896	ELEC OTHER	0	09/01/2010
B0177635	CHNGE SRVC	0	02/01/2001
973604	NEW CONSTR	3,500	04/01/1997
963402	REMODEL	10,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1722/0608	12/30/2010	QC	U	I	11	710,000
GRANTOR: FLASH FOODS INC						
GRANTEE: COWFORD HOLDINGS LL						
0990/1747	6/08/2001	WD	U	I	22	475,000
GRANTOR: BRADDOCK DALE P & CAR						
GRANTEE: FLASH FOODS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FDU=[YR=1996] W21 BAS=[YR=1996] W90 D10 L10 D1 R1 D15 L15 R14 D14 D8 L8 D23 R23 U8 R8 PTO=[YR=1997] E17 N1 W17 S1$ N1 E17 S1 E8 BAS=[YR=1997] E29 U3 R3 N3 PTO=[YR=1997] E41 N4 W41 S4$ N47 W15 S11 D5 R5 S20 D7 L7 W15 S10$ N10 E15 U7 R7 N20 L5 U5 N11 E15 S43 E20 N53$ S53 E21 N53$.

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	0400	CONC CURB	0	0	0	0	1,211.00	LF	15.00	15.00	100	1996	1996	3	77	13,987	
2	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100	1996	1996	3	91	786	
3	0812	CONCRETE C	0	0	0	0	25,095.00	SF	4.00	4.00	100	1996	1996	3	70	70,266	
4	0856	POROUS CC	0	0	0	0	6,414.00	SF	2.50	2.50	100	1996	1996	3	70	11,225	
5	0965	SPRNK FIRE	0	0	0	0	5.00	UT	240.00	240.00	100	1996	1996	3	70	840	
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	1996	1996	3	39	9,867	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1996	1996	3	39	195	
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160	
9	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1996	1996	3	100	900	
11	0810	CONCRETE A	0	0	0	0	2,293.00	SF	6.50	6.50	100	1996	1996	3	70	10,433	

TOTAL OB/XF 118,659

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	CG	0.00	0.00	46,009.00	SF		1.00	1.00	1.00	23.00	23.00	1,058,207							

REVIEW DATE 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 1,058,207 Market: 0 Agricultural: 0 Common: 1,058,207 PRINTED 07/30/2025 BY SYS

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NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	1,854,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02335	NEW CONSTR	422,000	11/01/1995

SALES DATA

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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
12	0097	AWNING CN	0	0	0	0	33.00	SF	65.00	65.00	100	2000	2000	3	40	858	
13	4310	CANOPIES F	0	0	88	40	3,520.00	UT	22.75	22.75	100	1996	1996	3	20	16,016	

LAND DESCRIPTION

TOTAL OB/XF 16,874

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 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 1,058,207 Market: 0 Agricultural: 0 Common: 1,058,207 PRINTED 07/30/2025 BY SYS