PT OF N1/2 OF LOT 1 (EX S-4)
PT OR 2028/260
ESMT OR 603/1092

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

2025

37-1N-25-2940-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

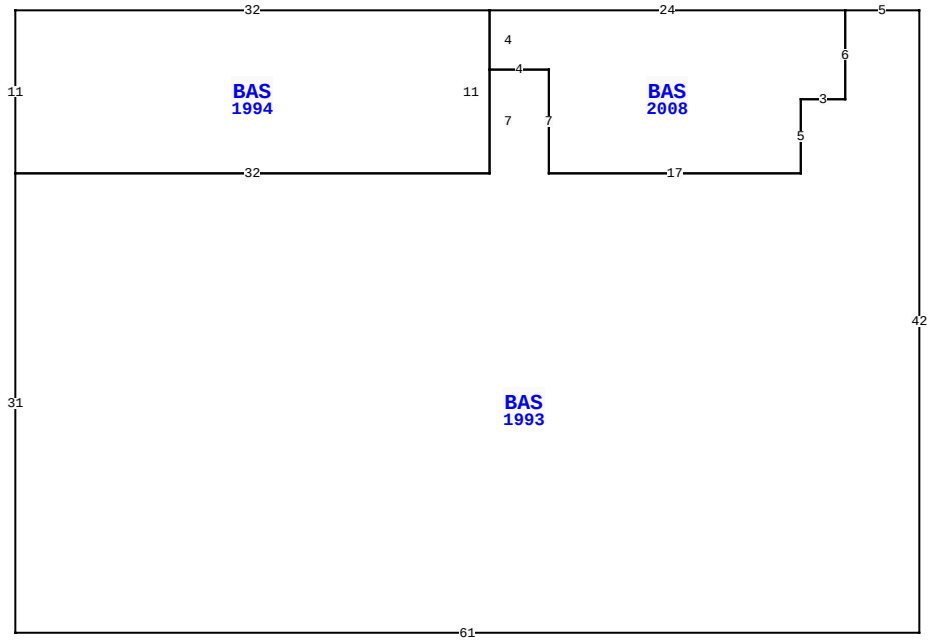
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	1993	1,989	55,980
BAS	352	100	1994	352	9,907
BAS	221	100	2008	221	6,220
TOTALS	2,562			2,562	72,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,562	87.6512	108.25	277,336	1978	1978	0	0	0	74.00	26.00

1 CONVESTORE – 0% - 0 Heated Area: 2562 HX Base Yr



540251 US HWY 1, CALLAHAN

BLD DATE	02/21/2020	KKA	LGL DATE	
XF DATE	02/21/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	72,107
TOTAL MARKET OB/XF VALUE	17,500
TOTAL LAND VALUE - MARKET	30,772
TOTAL MARKET VALUE	120,379
SOH/AGL Deduction	3,412
ASSESSED VALUE	116,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,967
TOTAL JUST VALUE	120,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25318	ELEC OTHER	0	08/01/2012
E25319	ELEC OTHER	0	08/01/2012
M14211	H/AC	0	10/01/2008
R960497	REPAIR/RRF	4,000	07/01/1996
B9602804	XFOB	9,500	02/01/1996
E962589	CHNGE SRVC	3,000	02/01/1996

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=1993] W5 BAS=[YR=2008] W24 BAS=[YR=1994] W32 S11 E32 N11$ S4 E4 S7 E17 N5 E3 N6$ S6 W3 S5 W17 N7 W4 S7 W32 S31 E61 N42$.

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	0812	CONCRETE C	0	0	0	0	3,370.00	SF	4.00	4.00	100	1978	1978	3	28	3,774	
2	0803	ASPHALT C	0	0	0	0	6,475.00	SF	2.00	2.00	100	1978	1978	3	50	6,475	
3	0524	PUMP ISLND	0	0	0	0	48.00	SF	4.50	4.50	100	1996	1996	3	91	197	
4	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1996	1996	3	100	1,800	
5	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1998	1998	3	80	140	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1998	1998	3	20	160	
7	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1996	1996	3	39	878	
8	0443	STK FNC 6'	0	0	0	0	18.00	LF	10.00	10.00	100	2014	2014	3	60	108	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
10	4310	CANOPIES F	0	0	34	24	816.00	UT	22.75	22.75	100	2002	2002	3	20	3,713	

TOTAL OB/XF 17,500

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	125.00	205.00	20,515.00	SF		1.00	1.00	1.00	1.50	1.50	30,772							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.48 Total Land Value: 30,772 Market: 0 Agricultural: 0 Common: 30,772 PRINTED 07/30/2025 BY SYS