TRACT 10
IN OR 1374/182 &
MERGER OR 1804/399

GATE PETROLEUM COMPANY/
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

2025

37-2N-27-1950-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

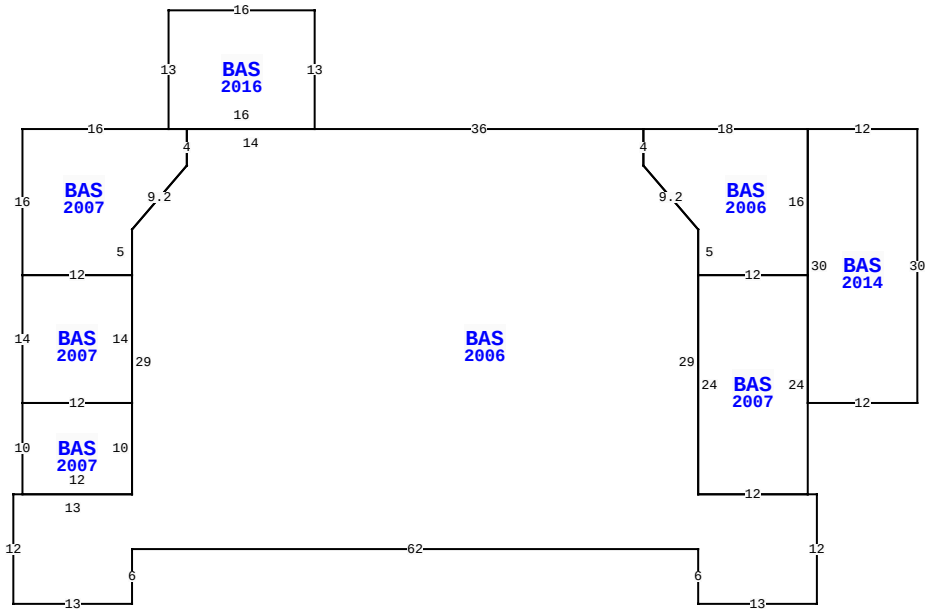
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	2006	237	37,527
BAS	3,074	100	2006	3,074	486,747
BAS	120	100	2007	120	19,001
BAS	168	100	2007	168	26,602
BAS	237	100	2007	237	37,527
BAS	288	100	2007	288	45,603
BAS	360	100	2014	360	57,003
BAS	208	100	2016	208	32,935
TOTALS	4,692			4,692	742,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,692	149.0832	184.12	863,891	2006	2006	0	0	0	14.00	86.00

1 CONVESTORE – 0% - 0 Heated Area: 4692 HX Base Yr



463779 SR 200, YULEE

BLD DATE	06/03/2022	KK	LGL DATE	
XF DATE	08/20/2020	KK	LAND DATE	04/25/2025 MLU
INC DATE			AG DATE	

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	43,844.00	SF	4.00	4.00	100	2006	2006	3	86	150,823	
2	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	89	89	
3	4950	BOLLARD	0	0	0	0	45.00	UT	100.00	100.00	100	2006	2006	3	100	4,500	
4	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	18,368	
5	0400	CONC CURB	0	0	0	0	1,270.00	LF	15.00	15.00	100	2006	2006	3	89	16,955	
6	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	100	2006	2006	3	86	3,242	
7	1126	CB/STC 8"	0	0	70	0	210.00	SF	8.00	8.00	100	2006	2006	3	86	1,445	
8	1126	CB/STC 8"	0	0	44	0	308.00	SF	8.00	8.00	100	2006	2006	3	86	2,119	
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	66	462	
10	0098	AWNING MTL	0	0	22	5	110.00	SF	13.00	13.00	100	2006	2006	3	24	343	

TOTAL OB/XF 198,346

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	IW	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	21.00	21.00	1,829,520							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	796,566
TOTAL MARKET OB/XF VALUE	255,367
TOTAL LAND VALUE - MARKET	1,829,520
TOTAL MARKET VALUE	2,881,453
SOH/AGL Deduction	411,655
ASSESSED VALUE	2,469,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,469,798
TOTAL JUST VALUE	2,881,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,828,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005535	REMODEL	48,231	04/08/2022
20001573	REMODEL-RESTROOMS	30,000	03/17/2020
B1615165	ROOF	8,000	07/01/2016
B1632516	ADDITION/UTILITY	21,145	06/01/2016
M1622586	MECH OTHER-COOLER	4,750	04/01/2014
M1420175	H/AC	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0182	12/14/2005	WD	Q	V		1,500,000
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: GATE PROPERTIES LLC						
1348/1539	9/09/2005	QC	Q	V	06	100
GRANTOR: KIMCO NASSAU LLC						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 BAS=[YR=2006] W18 BAS=[YR=2006] W36 BAS=[YR=2016] N13 W16 S13 BAS=[YR=2007] W 16 S16 BAS=[YR=2007] S14 BAS=[YR=2007] S10 E12 N10 W12$ E12 N14 W12$ E12 N5 U7 R6 N4 W2$ E16$ W14 S4 D7 L6 S29 W13 S12 E13 N6 E62 S6 E13 N12 W1 BAS=[YR=2007] N24 W12 S24 E12$ W12 N29 U7 L6 N4$ S4 D7 R6 S5 E12 N16$ S30 E12 N30$.

REVIEW DATE 03/08/2023 BY HS Total Acres: 2.00 Total Land Value: 1,829,520 Market: 0 Agricultural: 0 Common: 1,829,520 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32257

2025

37-2N-27-1950-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

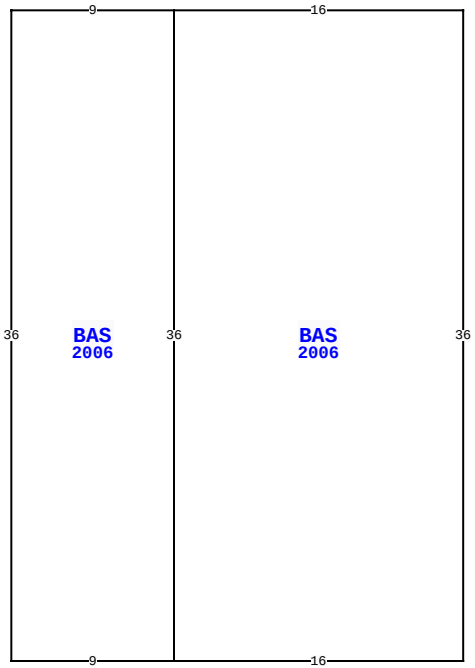
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	2006	324	19,303
BAS	576	100	2006	576	34,317
TOTALS	900			900	53,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2602	04	900	58.8525	65.47	58,923	2006	2006	0	0	0	9.00	91.00

2 CAR/W AUTO – 0% - 0 Heated Area: 900 HX Base Yr



463779 SR 200, YULEE

BLD DATE	06/03/2022	KK	LGL DATE	
XF DATE	08/20/2020	KK	LAND DATE	04/25/2025 MLU
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NASSAU COUNTY PROPERTY

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ASSESSED VALUE	2,469,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,469,798
TOTAL JUST VALUE	2,881,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,828,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428112	ADDITION	0	08/01/2014
B1429045	ADDITION	36,348	07/01/2014
C17981	CO ISSUED	0	01/01/2006
B17981	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0182	12/14/2005	WD	Q	V		1,500,000
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: GATE PROPERTIES LLC						
1348/1539	9/09/2005	QC	Q	V	06	100
GRANTOR: KIMCO NASSAU LLC						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 BAS=[YR=2006] W9 S36 E9 N36$ S36 E16 N36$.

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
11	0098	AWNING MTL	0	0	22	5	110.00	SF	13.00	13.00	100	2006	2006	3	24	343	
12	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2006	2006	3	66	1,188	
13	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2006	2006	3	24	192	
14	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2014	2014	3	94	587	
15	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2014	2014	3	85	383	
16	0098	AWNING MTL	0	0	8	4	32.00	SF	13.00	13.00	100	2014	2014	3	60	250	
17	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	24	600	
18	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2015	2015	3	95	741	
19	0424	CL FNC 6'	0	0	0	0	36.00	LF	20.00	20.00	100	2015	2015	3	87	626	
20	0811	CONCRETE B	0	0	0	0	911.00	SF	5.20	5.20	100	2016	2016	3	95	4,500	

TOTAL OB/XF 9,410

LAND DESCRIPTION

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REVIEW DATE 03/08/2023 BY HS Total Acres: 2.00 Total Land Value: 1,829,520 Market: 0 Agricultural: 0 Common: 1,829,520 PRINTED 07/30/2025 BY SYS

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TOTALS					

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BUILDING DIMENSIONS

EXTRA FEATURES

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21	4310	CANOPIES F	0	0	0	0	10,464.00	UT	22.75	22.75	100	2006	2006	3	20	47,611	

LAND DESCRIPTION

TOTAL OB/XF 47,611

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 03/08/2023 BY HS Total Acres: 2.00 Total Land Value: 1,829,520 Market: 0 Agricultural: 0 Common: 1,829,520 PRINTED 07/30/2025 BY SYS