IN OR 1203/1689
JIFFY MARKET
EX R/W OR 770/600 & 602

JOSEPH BROTHERS LLC/
C/O THE PANTRY INC, ATTN: TAX & LICENSING
SANFORD, NC 27330

2025

42-2N-27-0000-0073-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	01	MINIMUM 10
Interior Floo	05	ASPH TILE 90
Interior Floo	03	CONC FINSH 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	100

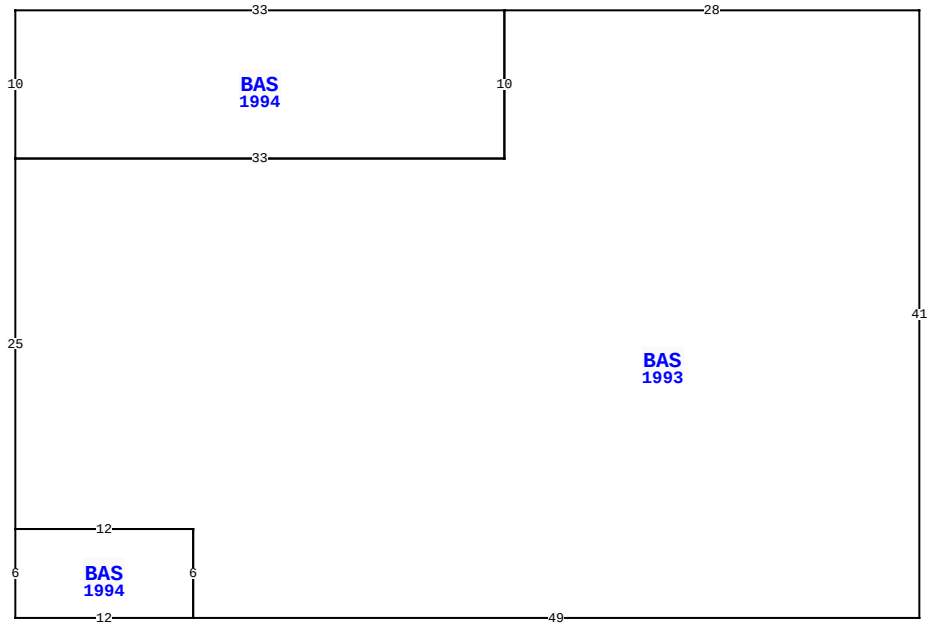
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	1993	2,099	110,872
BAS	72	100	1994	72	3,803
BAS	330	100	1994	330	17,431
TOTALS	2,501			2,501	132,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,501	82.2494	101.58	254,052	1978	1988	0	0	0	48.00	52.00

1 CONVESTORE – 0% - 0 Heated Area: 2501 HX Base Yr



850378 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	03/18/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,107
TOTAL MARKET OB/XF VALUE	23,912
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	296,299
SOH/AGL Deduction	39,656
ASSESSED VALUE	256,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,643
TOTAL JUST VALUE	296,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23705	REPAIR/RRF	6,800	06/01/2010
B22177	ADDITION	146,000	12/01/2008
M004424	H/AC	8,900	05/01/2000
B0006952	REMODEL	7,000	03/01/2000
R981110	REPAIR/RRF	0	08/04/1998
8146	GAS PUMPS	500	05/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/1689	1/26/2004	WD	Q	I		200,000
GRANTOR: WILLIAMS MARJORIE H						
GRANTEE: JOSEPH BROTHERS LLC						
0274/0568	9/01/1978	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0803	ASPHALT C	0	0	0	0	10,642.00	SF	2.00	2.00	100	1980	1980	3	50	10,642	
2	0811	CONCRETE B	0	0	0	0	2,665.00	SF	5.20	5.20	100	1980	1980	3	30	4,157	
3	0524	PUMP ISLND	0	0	4	28	112.00	SF	4.50	4.50	100	1992	1992	3	87	438	
4	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	1992	1992	3	100	1,200	
5	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1980	1980	3	20	450	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1992	1992	3	20	160	
7	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	1992	1992	3	62	693	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2010	2010	3	100	400	
9	0400	CONC CURB	0	0	0	0	37.00	LF	15.00	15.00	100	2010	2010	3	93	516	
10	0402	CONC BUMPE	0	0	6	0	3.00	UT	25.00	25.00	100	2010	2010	3	93	70	

TOTAL OB/XF 18,726

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=1994] W33 S10 E33 N10$ S10 W33 S25
BAS=[YR=1994] S6 E12 N6 W12$ E12 S6 E49 N41$.

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	167.00	140.00	23,380.00	SF		1.00	1.00	1.00	6.00	6.00	140,280							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.54 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 07/30/2025 BY SYS

IN OR 1203/1689
JIFFY MARKET
EX R/W OR 770/600 & 602

JOSEPH BROTHERS LLC/
C/O THE PANTRY INC, ATTN: TAX & LICENSING
SANFORD, NC 27330

2025

42-2N-27-0000-0073-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	09/03/2020	KK	LGL DATE
XF DATE	09/03/2020	KK	LAND DATE 03/18/2025 MLU
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,107
TOTAL MARKET OB/XF VALUE	23,912
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	296,299
SOH/AGL Deduction	39,656
ASSESSED VALUE	256,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,643
TOTAL JUST VALUE	296,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7113	REPAIR/RRF	4,800	03/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1203/1689	1/26/2004	WD	Q	I		200,000
GRANTOR: WILLIAMS MARJORIE H						
GRANTEE: JOSEPH BROTHERS LLC						
0274/0568	9/01/1978	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

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	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1992	1992	3	100	600	
12	4310	CANOPIES F	0	0	28	24	672.00	UT	22.75	22.75	100	2010	2010	3	30	4,586	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 5,186

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 10/01/2024 BY KBA Total Acres: 0.54 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 07/30/2025 BY SYS