

IN OR 1721/1892
PARCELS 86-3 & 86-4
RECIPRICAL ESMT PT 1010/302

SUNSHINE PETRO INC/
402 HIGHPOINT DRIVE STE #101
COCOA, FL 32926

2025

42-2N-27-0000-0086-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		11 100
RMS		6 100
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	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,057	100	2002	4,057	417,514
BAS	63	100	2003	63	6,483
BAS	280	100	2003	280	28,815
CAN	300	30	2002	90	9,262
PTO	300	5	2002	15	1,544
TOTALS	5,000			4,505	463,618

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0400	CONC CURB	0	0	0	0	1,635.00	LF	15.00	15.00	100	2002	2002	3	85	20,846	
2	0803	ASPHALT C	0	0	0	0	29,855.00	SF	2.00	2.00	100	2002	2002	3	50	29,855	
3	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00	4.00	100	2002	2002	3	80	3,504	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80	
5	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2002	2002	3	100	2,700	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2002	2002	3	55	825	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	2002	2002	3	55	1,034	
8	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	
9	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	
10	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001410	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1402	04	4,505	104.1583	128.64	579,523	2002	2002	0	0	0	20.00	80.00	
1 CONVESTORE - 0% - 0													
Heated Area: 4400													
HX Base Yr													
850409 US HWY 17, YULEE													
BLD DATE 10/11/2018 KK LGL DATE 03/18/2025 MLU XF DATE 10/11/2018 KK LAND DATE INC DATE AG DATE													

TOTAL OB/XF													
59,606													
850409 US HWY 17, YULEE													
BLD DATE 10/11/2018 KK LGL DATE 03/18/2025 MLU XF DATE 10/11/2018 KK LAND DATE INC DATE AG DATE													

NASSAU COUNTY PROPERTY													
PAGE 1 of 2													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 463,618													
TOTAL MARKET OB/XF VALUE 87,706													
TOTAL LAND VALUE - MARKET 169,600													
TOTAL MARKET VALUE 720,924													
SOH/AGL Deduction 80,939													
ASSESSED VALUE 639,985													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 639,985													
TOTAL JUST VALUE 720,924													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 704,272													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1721/1892 1/25/2011 WD U I 35 773,000													
GRANTOR: NASSAU COUNTY DEVELOP													
GRANTEE: SUNSHINE PETRO INC													
1548/1762 1/31/2008 QC Q I 02 900,000													
GRANTOR: G G H 11 LLC													
GRANTEE: NASSAU COUNTY DEV C													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2002] W9 BAS=[YR=2003] W35 S8 E35 N8\$ S8 W35 N8 W56 S44 CAN=[YR=2002] S3 PTO=[YR=2002] S3 E100 N3 W100\$ E100 N3 W100\$ E100 N24 BAS=[YR=2003] N7 W9 S7 E9\$ W9 N7 E9 N13\$.													

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