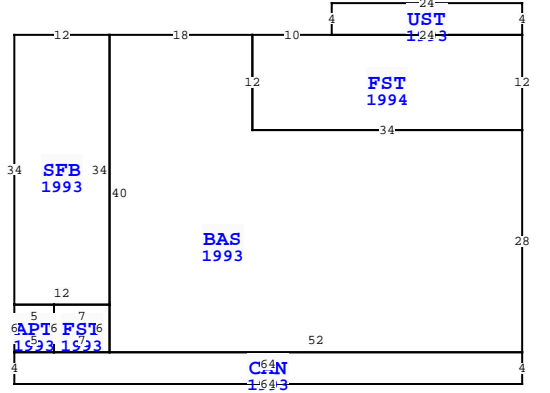
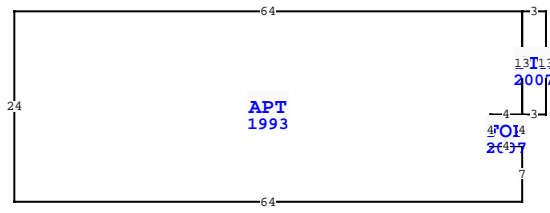


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	05 AVERAGE 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 70
Interior Wall	01 MINIMUM 30
Interior Floor	07 CORK/VTILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	10 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1200 STORE/OFFICE/RESID
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CONVSTORE	- 0%	- 0									
Heated Area: 3564 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	30	100	1993	30	748
APT	1,536	100	1993	1,536	38,302
BAS	1,672	100	1993	1,672	41,693
CAN	256	30	1993	77	1,920
FOP	16	30	2007	5	125
FST	42	50	1993	21	524
FST	408	50	1994	204	5,087
SFB	408	80	1993	326	8,129
STR	39	10	2007	4	100
UST	96	40	1993	38	948
TOTALS	4,503			3,913	97,575

EXTRA FEATURES		96837 BLACKROCK RD, YULEE															
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	0381	COOLER	0	0	34	12	408.00	SF	82.50	82.50	100	1980	1980	3	20	6,732	
2	0803	ASPHALT C	0	0	0	0	4,712.00	SF	2.00	2.00	100	1995	1995	3	50	4,712	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
4	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	1980	1980	3	30	304	
5	0524	PUMP ISLND	0	0	5	3	15.00	SF	4.50	4.50	100	1999	1999	3	93	63	
6	0524	PUMP ISLND	0	0	5	3	15.00	SF	4.50	4.50	100	1999	1999	3	93	63	
7	0802	ASPHALT B	0	0	0	0	1,490.00	SF	2.40	2.40	100	1999	1999	3	50	1,788	
8	0812	CONCRETE C	0	0	0	0	3,615.00	SF	4.00	4.00	100	1999	1999	3	75	10,845	
9	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1999	1999	3	100	400	
10	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1999	1999	3	100	300	

TOTAL OB/XF		25,518																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0		CN	150.00	150.00	22,500.00	SF		1.00	1.00	1.00	3.50	3.50	78,750							

NASSAU COUNTY PROPERTY				PAGE 1 of 2			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE				97,575			
TOTAL MARKET OB/XF VALUE				29,824			
TOTAL LAND VALUE - MARKET				78,750			
TOTAL MARKET VALUE				206,149			
SOH/AGL Deduction				0			
ASSESSED VALUE				206,149			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				206,149			
TOTAL JUST VALUE				206,149			
NCON VALUE				0			
INCOME VALUE				0			
PREVIOUS YEAR MKT VALUE				215,383			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25039	ELEC OTHER	7,600	05/01/2012
995759	ADDITION	7,600	02/01/1999
961917	GAS PUMPS	2,500	09/01/1996
6134	REMODEL	4,000	11/22/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0752/0812	2/26/1996	WD	Q	I	02	128,000
GRANTOR: PTP INC						
GRANTEE: PIRATES TRADING POS						
0608/0355	9/21/1990	WD	Q	I	02	75,000
GRANTOR: HANNAFORD J O JR						
GRANTEE: PTP INC						

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W24S4 FST=[YR=1994] W10 BAS=[YR=1993] W18	
SFB=[YR=1993] W12S34 APT=[YR=1993] S6 CAN=[YR=1993]	
S4E64N4W64\$ E5N6FST=[YR=1993] S6E7N6W7\$W5\$E12N34	
S\$40E52N28W34N12\$S12E34N12W24\$ E24N4\$ PTR=N10 APT=[YR=1993]	
N7 FOP=[YR=2007] W4N4E4S4\$N4STR=[YR=2007] E3	
N13W3S13\$N13W64S24E64\$ S10\$.	

