PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2028/260
(EX R/W IN OR 677/1192)

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

2025

44-2N-28-0000-0029-0060

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	02	ROLL COMP 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	07	CORK/VTILE 40
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		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

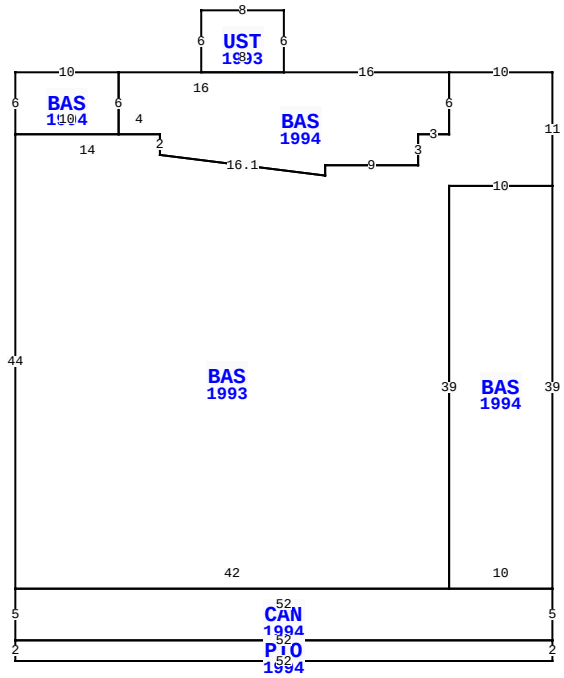
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1993	1,883	190,466
BAS	60	100	1994	60	6,069
BAS	267	100	1994	267	27,007
BAS	390	100	1994	390	39,449
CAN	260	30	1994	78	7,890
PTO	104	5	1994	5	506
UST	48	40	1993	19	1,922
TOTALS	3,012			2,702	273,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,702	117.0062	144.50	390,439	1986	1996	0	0	0	30.00	70.00

1 CONVESTORE – 0% - 0 Heated Area: 2600 HX Base Yr



941268 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	04/08/2025	KW	LGL DATE		
XF DATE	04/08/2025	KW	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,307
TOTAL MARKET OB/XF VALUE	43,980
TOTAL LAND VALUE - MARKET	186,870
TOTAL MARKET VALUE	504,157
SOH/AGL Deduction	20,685
ASSESSED VALUE	483,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,472
TOTAL JUST VALUE	504,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,736

CIRCLE K CONVENIENCE STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25320	ELEC OTHER	0	08/01/2012
E25321	ELEC OTHER	0	08/01/2012
B0618585	REPAIR/RRF	145,000	10/31/2006
B0618587	REPAIR/RRF	25,000	10/31/2006
993936	H/AC	4,800	08/01/1999

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] W10 BAS=[YR=1994] W16 UST=[YR=1993] N6 W8 S6 E8$ W16 BAS=[YR=1994] W10 S6 E10 N6$ S6 E4 S2 D2 R16 N1 E9 N3 E3 N6$ S6 W3 S3 W9 S1 U2 L16 N2 W14 S44 CAN=[YR=1994] S5 PTO=[YR=1994] S2 E52 N2 W52$ E52 N5 W52$ E42 BAS=[YR=1994] E10 N39 W10 S39$ N39 E10 N11$.

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	5,921.00	SF	2.00	2.00	100	1985	1985	3	50	5,921	
2	0812	CONCRETE C	0	0	0	0	6,245.00	SF	4.00	4.00	100	2006	2006	3	86	21,483	
3	0400	CONC CURB	0	0	0	0	249.00	LF	15.00	15.00	100	1986	1986	3	58	2,166	
4	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	100	2006	2006	3	96	173	
5	0430	CL FNC 6B	0	0	0	0	15.00	LF	9.70	9.70	100	1991	1991	3	27	39	
6	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1999	1999	3	100	1,100	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1991	1991	3	27	81	
9	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1991	1991	3	20	160	
10	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	100	2002	2002	3	20	92	
11	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1991	1991	3	68	68	

TOTAL OB/XF 31,283

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	0006	CN	0.00	0.00	62,290.00	SF		1.00	1.00	1.00	3.00	3.00	186,870							

REVIEW DATE 04/08/2025 BY KW Total Acres: 1.38 Total Land Value: 186,870 Market: 0 Agricultural: 0 Common: 186,870 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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BLD DATE	04/08/2025	KW	LGL DATE	
XF DATE	04/08/2025	KW	LAND DATE	04/25/2025 DC
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BUILDING NOTES

BUILDING DIMENSIONS

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
12	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2006	2006	3	100	600	
13	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	100	2006	2006	3	96	173	
14	0810	CONCRETE A	0	0	39	10	390.00	SF	6.50	6.50	100	1986	1986	3	47	1,191	
15	0810	CONCRETE A	0	0	16	11	176.00	SF	6.50	6.50	100	2012	2012	3	92	1,052	
16	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	1986	1986	3	47	733	
17	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	6.50	100	2012	2012	3	92	335	
18	0400	CONC CURB	0	0	0	0	93.00	LF	15.00	15.00	100	2006	2006	3	89	1,242	
19	4310	CANOPIES F	0	0	30	24	720.00	UT	22.75	22.75	100	2013	2013	3	45	7,371	

LAND DESCRIPTION

TOTAL OB/XF 12,697

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 04/08/2025 **BY** KW Total Acres: 1.38 Total Land Value: 186,870 Market: 0 Agricultural: 0 Common: 186,870 **PRINTED** 07/30/2025 **BY** SYS