

RUBBOZ GEORGE/
8184 BLAZING STAR RD
JACKSONVILLE, FL 32210

51-3N-27-0000-0027-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION														PAGE 1 of 1										
ELEMENT	CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCIT	NORM	% COND	VALUATION SUMMARY								
Exterior Wall	17	CB STUCCO	70	1402	04	2,273	100.6950	124.36	282,670	1989	2000	0	0	23.00	77.00	VALUATION BY								
Exterior Wall	15	CONC BLOCK	30	1 CONVSTORE - 0% - 0										Heated Area: 2273				HX Base Yr						
Roof Structur	09	RIDGE FRME	100																					
Roof Cover	02	ROLL COMP	100																					
Interior Wall	04	PLYWOOD	100																					
Interior Floo	14	CARPET	80																					
Interior Floo	15	HARDTILE	20																					
Ceiling	01	FIN.SUSPD	100																					
Air Condition	04	ROOF TOP	100																					
Heating Type	04	AIR DUCTED	100																					
Fixtures	5	100																						
Frame	03	MASONRY	100																					
Story Height	12	100																						
RMS	5	100																						
Stories Units	1.	1. 100																						
BUD8 Adjustme	04	DIST 01	100																					
Occupancy	00	OWNER OCC	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	1,627	100	1993	1,627	155,797																			
BAS	91	100	1994	91	8,714																			
BAS	126	100	1994	126	12,065																			
BAS	429	100	1994	429	41,080																			
TOTALS	2,273			2,273	217,656																			
EXTRA FEATURES				850884 US HWY 17, 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	0803	ASPHALT C	0	0	0	15,605.00	SF	2.00	2.00	100	1989	1989	3	50	15,605									
2	0524	PUMP ISLND	0	0	0	160.00	SF	4.50	4.50	100	1989	1989	3	84	605									
3	0811	CONCRETE B	0	0	0	1,782.00	SF	5.20	5.20	100	1989	1989	3	54.5	5,050									
4	0400	CONC CURB	0	0	0	298.00	LF	15.00	15.00	100	1989	1989	3	64	2,861									
5	4950	BOLLARD	0	0	0	14.00	UT	100.00	100.00	100	1989	1989	3	100	1,400									
6	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	26	117									
7	4310	CANOPIES F	0	0	54	23	1,242.00	UT	22.75	100	1989	1989	3	20	5,651									
LAND DESCRIPTION				TOTAL OB/XF										31,289										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	CI	0.00	0.00	38,310.00	SF		1.00	1.00	1.00	5.00	5.00	191,550							
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