LOTS 17 18 & 19 & PARCEL 35
IN OR 2536/1779
ESMT IN OR 917/772

WALKER-JONES FINANCIAL SERVICE/
201 PENDLETON ST
WAYCROSS, GA 31501

2025

51-3N-27-4840-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

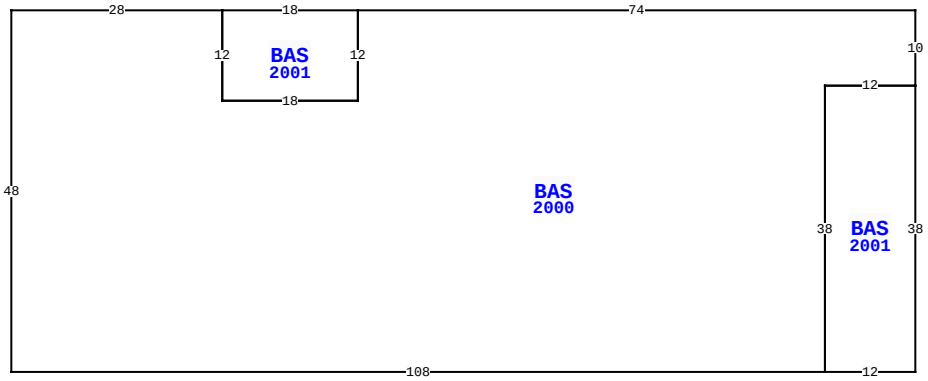
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	5,088	100	2000	5,088	634,951
BAS	216	100	2001	216	26,955
BAS	456	100	2001	456	56,906
TOTALS	5,760			5,760	718,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	5,760	131.2273	162.07	933,523	2000	2000	0	0	0	23.00	77.00

1 CONVESTORE – 0% - 2023 Heated Area: 5760 HX Base Yr



463152 SR 200, YULEE

BLD DATE	10/11/2018	KK	LGL DATE		
XF DATE	10/11/2018	KK	LAND DATE	03/18/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	718,813
TOTAL MARKET OB/XF VALUE	106,202
TOTAL LAND VALUE - MARKET	603,736
TOTAL MARKET VALUE	1,428,751
SOH/AGL Deduction	0
ASSESSED VALUE	1,428,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428,751
TOTAL JUST VALUE	1,428,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,404,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005456	ROOF	56,000	07/10/2018
B996660	NEW CONSTR	486,920	12/01/1999
B996497	NEW CONSTR	973,840	10/01/1999
6655	CHNGE SRVC	3,000	05/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1779	1/24/2022	SW	Q	I	01	2,050,000
GRANTOR: ALL AMERICAN OIL LLC						
GRANTEE: WALKER -JONES FINAN						
2087/0516	11/15/2016	WD	Q	I	01	1,300,000
GRANTOR: A1A GOLD INC						
GRANTEE: ALL AMERICAN OIL LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W74 BAS=[YR=2001] W18 S12 E18 N12$ S12 W18 N12 W28 S48 E108 BAS=[YR=2001] E12 N38 W12 S38$ N38 E12 N10$.

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	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	55	2000	2000	3	55	1,155	
2	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	1,000	
3	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
4	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
5	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
6	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
7	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
8	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2000	2000	3	93	126	
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	1,214	
10	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	48	240	

TOTAL OB/XF 4,365

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	CI	300.00	125.00	43,124.00	SF		1.00	1.00	1.00	14.00	14.00	603,736							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.99 Total Land Value: 603,736 Market: 0 Agricultural: 0 Common: 603,736 PRINTED 07/30/2025 BY SYS

LOTS 17 18 & 19 & PARCEL 35
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ESMT IN OR 917/772

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201 PENDLETON ST
WAYCROSS, GA 31501

2025

51-3N-27-4840-0017-0000

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	718,813
TOTAL MARKET OB/XF VALUE	106,202
TOTAL LAND VALUE - MARKET	603,736
TOTAL MARKET VALUE	1,428,751
SOH/AGL Deduction	0
ASSESSED VALUE	1,428,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428,751
TOTAL JUST VALUE	1,428,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,404,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1779	1/24/2022	SW	Q	I	01	2,050,000
GRANTOR: ALL AMERICAN OIL LLC						
GRANTEE: WALKER -JONES FINAN						
2087/0516	11/15/2016	WD	Q	I	01	1,300,000
GRANTOR: A1A GOLD INC						
GRANTEE: ALL AMERICAN OIL LL						

BLD DATE	10/11/2018	KK	LGL DATE		
XF DATE	10/11/2018	KK	LAND DATE	03/18/2025	DC
INC DATE			AG DATE		

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
11	0920	CWALL-WD/M	0	0	0	0	223.00	LF	390.00	390.00	100	2000	2000	3	20	17,394	
12	0424	CL FNC 6'	0	0	0	0	192.00	LF	23.00	23.00	100	2000	2000	3	48	2,120	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
14	0400	CONC CURB	0	0	0	0	229.00	LF	15.00	15.00	100	2000	2000	3	83	2,851	
15	0812	CONCRETE C	0	0	0	0	2,646.00	SF	4.00	4.00	100	2000	2000	3	77	8,150	
16	0803	ASPHALT C	0	0	0	0	13,424.00	SF	2.00	2.00	100	2000	2000	3	50	13,424	
17	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	2000	2000	3	83	415	
18	7000	SIGN	0	0	6	13	78.00	SF	100.00	100.00	100	2000	2000	3	20	1,560	
19	7000	SIGN	0	0	0	0	19.00	SF	100.00	100.00	100	2000	2000	3	20	380	
20	0097	AWNING CN	0	0	0	0	162.00	SF	65.00	65.00	100	2000	2000	3	40	4,212	

TOTAL OB/XF 50,650

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.99 Total Land Value: 603,736 Market: 0 Agricultural: 0 Common: 603,736 PRINTED 07/30/2025 BY SYS

LOTS 17 18 & 19 & PARCEL 35
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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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	718,813
TOTAL MARKET OB/XF VALUE	106,202
TOTAL LAND VALUE - MARKET	603,736
TOTAL MARKET VALUE	1,428,751
SOH/AGL Deduction	0
ASSESSED VALUE	1,428,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428,751
TOTAL JUST VALUE	1,428,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,404,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1779	1/24/2022	SW	Q	I	01	2,050,000
GRANTOR: ALL AMERICAN OIL LLC						
GRANTEE: WALKER -JONES FINAN						
2087/0516	11/15/2016	WD	Q	I	01	1,300,000
GRANTOR: A1A GOLD INC						
GRANTEE: ALL AMERICAN OIL LL						

BLD DATE	10/11/2018	KK	LGL DATE		
XF DATE	10/11/2018	KK	LAND DATE	03/18/2025	DC
INC DATE			AG DATE		

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
21	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2000	2000	3	20	160	
22	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648	
23	0803	ASPHALT C	0	0	0	0	4,437.00	SF	2.00	2.00	100	2000	2000	3	50	4,437	
24	0400	CONC CURB	0	0	0	0	149.00	LF	15.00	15.00	100	2000	2000	3	83	1,855	
25	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	83	42	
26	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2000	2000	3	100	500	
27	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
28	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2000	2000	3	48	480	
29	0810	CONCRETE A	0	0	0	0	123.00	SF	6.50	6.50	100	2000	2000	3	77	616	
30	0920	CWALL-WD/M	0	0	0	0	223.00	LF	390.00	390.00	100	2000	2000	3	20	17,394	

TOTAL OB/XF 28,561

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.99 Total Land Value: 603,736 Market: 0 Agricultural: 0 Common: 603,736 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL JUST VALUE	1,428,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,404,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ALL AMERICAN OIL LLC						
GRANTEE: WALKER -JONES FINAN						
2087/0516	11/15/2016	WD	Q	I	01	1,300,000
GRANTOR: A1A GOLD INC						
GRANTEE: ALL AMERICAN OIL LL						

BLD DATE	10/11/2018	KK	LGL DATE	
XF DATE	10/11/2018	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

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
31	0424	CL FNC 6'	0	0	0	0	192.00	LF	20.00	20.00	100	2000	2000	3	48	1,843	
32	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
33	4310	CANOPIES F	0	0	0	0	4,536.00	UT	22.75	22.75	100	2000	2000	3	20	20,639	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 22,626

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 07/09/2024 BY KBA Total Acres: 0.99 Total Land Value: 603,736 Market: 0 Agricultural: 0 Common: 603,736 PRINTED 07/30/2025 BY SYS