S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

2026

00-00-30-044B-0098-0010

BUILDING CHARACTERISTICS

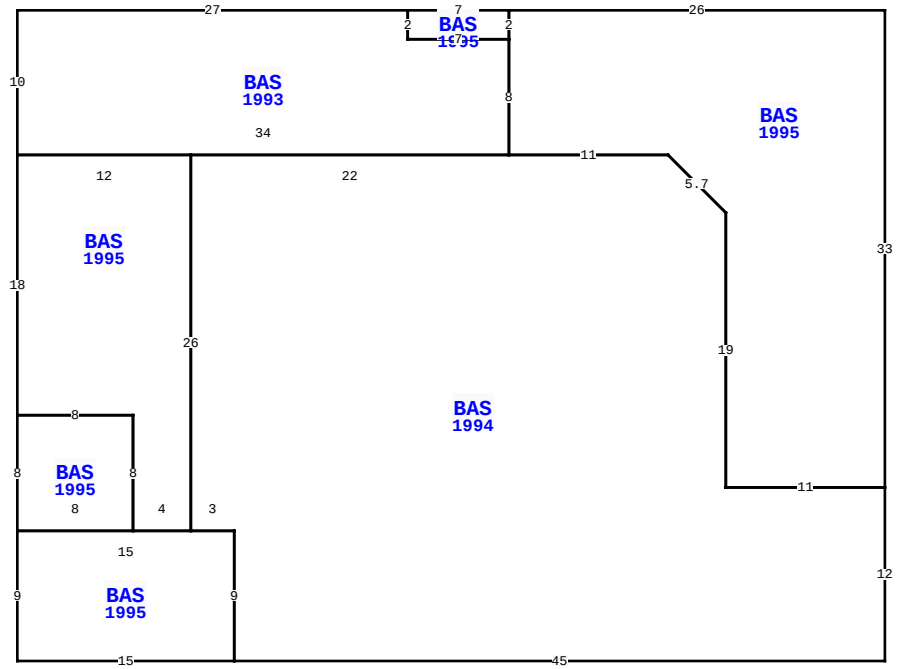
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 80
Roof Cover	07	CONC TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
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 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	326	100	1993	326	32,384
BAS	1,392	100	1994	1,392	138,276
BAS	14	100	1995	14	1,391
BAS	64	100	1995	64	6,357
BAS	135	100	1995	135	13,411
BAS	248	100	1995	248	24,636
BAS	521	100	1995	521	51,755
TOTALS	2,700			2,700	268,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,700	122.3040	160.22	432,594	1993	1993	0	0	0	38.00	62.00

1 CONVESTORE 0% - 0 Heated Area: 2700 HX Base Yr



BLD DATE	12/11/2024 KW	LGL DATE	
XF DATE	12/11/2024 KW	LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

3100 S 8TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,208
TOTAL MARKET OB/XF VALUE	50,624
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	993,832
SOH/AGL Deduction	70,568
ASSESSED VALUE	923,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	923,264
TOTAL JUST VALUE	993,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,105

SPEEDWAY CONVENINCE STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0			05/08/2026
2025-0077	INSTALL ONE (1) S	0	10/15/2025
BLDC-2025-0	FUEL CANOPY REPLA	50,000	07/02/2025
2024-0010	DEMOLITION OF 46X	18,000	11/13/2024
20160364	REPLACE ICE MACHI	8,084	02/11/2016
B1429334	REMODEL	50,000	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/1139	6/02/2014	QC	U	I	11	1,472,700
GRANTOR: SPECON III LLC ETAL						
GRANTEE: HESS REALTY LLC						
0958/1231	11/16/2000	QC	Q	I	06	5,000
GRANTOR: AMERADA HESS FACILITI						
GRANTEE: SPECON III LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26BAS=[YR=1995] W7S2E7N2$S2 BAS=[YR=1993] W7N2W27S10E34N8$S8 BAS=[YR=1994] W22BAS=[YR=1995] W12S18 BAS=[YR=1995] S8BAS=[YR=1995] S9 E15N9W15$ E8N8W8$E8S8 E4N26$S26E3S9E45 N12W11N19 U4 L4 W11$E11 D4 R4 S19E11N33$.

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	9,286.00	SF	2.00	2.00	100	1993	1993	3	50	9,286	
2	0812	CONCRETE C	0	0	0	0	1,805.00	SF	4.00	4.00	100	1993	1993	3	62	4,476	
3	0400	CONC CURB	0	0	0	0	640.00	LF	15.00	15.00	100	1993	1993	3	70	6,720	
4	1123	CB 8"	0	0	6	20	192.00	SF	6.15	6.15	100	1993	1993	3	62	732	
5	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1993	1993	3	20	160	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1993	1993	3	29	2,935	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	29	290	
8	0524	PUMP ISLND	0	0	12	5	60.00	SF	4.50	4.50	100	1993	1993	3	87	235	
9	0524	PUMP ISLND	0	0	12	5	60.00	SF	4.50	4.50	100	1993	1993	3	87	235	
10	0524	PUMP ISLND	0	0	12	5	60.00	SF	4.50	4.50	100	1993	1993	3	87	235	

TOTAL OB/XF 25,304

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	C-2	150.00	250.00	37,500.00	SF		1.00	1.00	1.20	15.00	18.00	675,000							

REVIEW DATE 01/02/2026 BY KW Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS

S-1 OF LOTS 98 & 97
IN OR 1922/1139
OCEAN BREEZE FARMS PB 2/19

HESS REALTY LLC/
C/O PROPERTY TAX DEPARTMENT, 539 SOUTH MAIN STREET
FINDLAY, OH 45840

2026

00-00-30-044B-0098-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

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

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BASE TAXABLE VALUE	923,264
TOTAL JUST VALUE	993,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429335	DEMOLITION	4,500	09/01/2014
E1427262	CHNGE SRVC	0	02/01/2014
B26027	REMODEL	15,500	05/01/2012
B22098	REMODEL	14,500	11/01/2008
E006771	CHNGE SRVC	1,000	03/01/2000
B00361	NEW CONSTR	296,820	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/1139	6/02/2014	QC	U	I	11	1,472,700
GRANTOR: SPECON III LLC ETAL						
GRANTEE: HESS REALTY LLC						
0958/1231	11/16/2000	QC	Q	I	06	5,000
GRANTOR: AMERADA HESS FACILITI						
GRANTEE: SPECON III LLC						

BLD DATE	12/11/2024	KW	LGL DATE	
XF DATE	12/11/2024	KW	LAND DATE	05/08/2026 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	0524	PUMP ISLND	0	0	12	5	60.00	SF	4.50	4.50	100	1993	1993	3	87	235	
12	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1994	1994	3	100	400	
13	7000	SIGN	0	0	0	0	1.00	SF	15,000.00	15,000.00	100	1993	1993	3	20	3,000	
14	0450	PREFAB FNC	0	0	0	0	111.00	LF	8.00	8.00	100	1993	1993	3	20	178	
15	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	76	456	
16	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1993	1993	3	20	80	
17	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1993	1993	3	100	300	
18	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1993	1993	3	100	400	
19	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2015	2015	3	100	300	
20	0811	CONCRETE B	0	0	53	17	901.00	SF	5.20	5.20	100	2015	2015	3	94	4,404	

TOTAL OB/XF 9,753

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 01/02/2026 BY KW Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS

S-1 OF LOTS 98 & 97
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
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NEIGHBORHOOD/LOC	2002.00		

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

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Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,208
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TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	993,832
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ASSESSED VALUE	923,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	923,264
TOTAL JUST VALUE	993,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	12/11/2024	KW	LGL DATE
XF DATE	12/11/2024	KW	LAND DATE 05/08/2026 DC
INC DATE			AG DATE

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GRANTEE: HESS REALTY LLC						
0958/1231	11/16/2000	QC	Q	I	06	5,000
GRANTOR: AMERADA HESS FACILITI						
GRANTEE: SPECON III LLC						

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	0810	CONCRETE A	0	0	0	0	277.00	SF	6.50	6.50	100	2015	2015	3	94	1,692	
22	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	2015	2015	3	94	342	
23	0812	CONCRETE C	0	0	0	0	2,662.00	SF	4.00	4.00	100	2015	2015	3	94	10,009	
24	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	1993	1993	3	62	1,378	
25	0400	CONC CURB	0	0	0	0	149.00	LF	15.00	15.00	100	2015	2015	3	96	2,146	

LAND DESCRIPTION

TOTAL OB/XF 15,567

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 01/02/2026 BY KW Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS