

PT OR 315/308 & IN OR 522/31 &
PT OR 501/1116
PARCELS 3-1 3-6 & 3-7

CLARK CHRISTINE C/
PO BOX 52085
PHOENIX, AZ 85072

2026

01-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	02 ROLL COMP 100
Interior Wall	01 MINIMUM 60
Interior Wall	08 DECORATIVE 40
Interior Floor	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	13 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1410CONVENIENCE STORES
MAP NUM	
	MKT AREA 05

NEIGHBORHOOD/LOC		4001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	1993	2,283	212,564
BAS	189	100	1994	189	17,597
BAS	238	100	1994	238	22,159
BAS	440	100	1994	440	40,967
TOTALS	3,150			3,150	293,288

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,609.00	SF	4.00
2	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
3	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
4	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
5	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
6	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
9	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50
10	0524	PUMP ISLND	0	0	5	4	20.00	SF	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0004	CHT	215.00	495.00	104,279.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	3,150	111.0564	145.48	458,262	1984	1994	0	0	0 36.00	64.00
1 CONVSTORE 0% - 0 Heated Area: 3150 HX Base Yr											
BLD DATE 09/02/2020 KK LGL DATE 04/20/2026 DC											
XF DATE INC DATE											

462480 SR 200, 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	0812	CONCRETE C	0	0	0	0	1,609.00	SF	4.00	4.00	100	1984	1984	3	38	2,446	
2	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
3	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
4	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
5	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
6	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
9	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	1998	1998	3	91	197	
10	0524	PUMP ISLND	0	0	5	4	20.00	SF	4.50	4.50	100	1998	1998	3	91	82	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0004	CHT	215.00	495.00	104,279.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,288	
TOTAL MARKET OB/XF VALUE		80,848	
TOTAL LAND VALUE - MARKET		1,042,790	
TOTAL MARKET VALUE		1,416,926	
SOH/AGL Deduction		288,052	
ASSESSED VALUE		1,128,874	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,128,874	
TOTAL JUST VALUE		1,416,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,097,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21499	REMODEL BATH	15,000	06/01/2008
B9804817	REMODEL	350,000	04/01/1998
4421	REMODEL	0	07/30/1991
7412	REMODEL	3,500	07/23/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0315/0308	4/30/1980	TD	U	I	11	100	
GRANTOR: ATLANTIC NATIONAL BAN							
GRANTEE: CLARK CHRISTINE C							
0269/0041	6/01/1978	MS	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W21 BAS=[YR=1994] W40 BAS=[YR=1994] W14 S17									
BAS=[YR=1993] S25 E75 N33 W21 S2 W40 S6 W14\$ E14 N17\$ S11 E40									
N11\$ S9 E21 N9\$.									

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 2.39	Total Land Value: 1,042,790	Market: 0	Agricultural: 0	Common: 1,042,790	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION				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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																					STANDARD									
																					Tax Group: 4									
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