IN OR 1830/682
PARCELS 3-3 & 3-2
EX R/W CASE #2002-CA96

M & R UNITED INC
402A HIGH POINT DR
COCOA, FL 32926

2026

01-2N-26-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

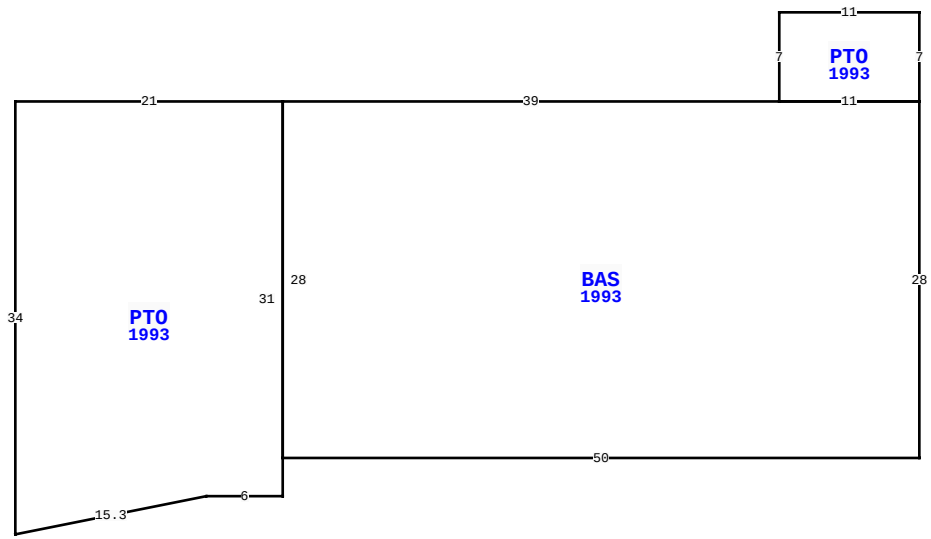
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE 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	1,400	100	1993	1,400	37,775
PTO	77	5	1993	4	108
PTO	674	5	1993	34	917
TOTALS	2,151			1,438	38,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,438	102.9823	134.91	194,001	1969	1969	0	0	0	80.00	20.00

1 CONVESTORE 0% - 0 Heated Area: 1400 HX Base Yr



462470 SR 200, YULEE

BLD DATE	12/21/2020 KK	LGL DATE	
XF DATE	12/21/2020 KK	LAND DATE	04/20/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,800
TOTAL MARKET OB/XF VALUE	40,554
TOTAL LAND VALUE - MARKET	627,300
TOTAL MARKET VALUE	706,654
SOH/AGL Deduction	193,745
ASSESSED VALUE	512,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,909
TOTAL JUST VALUE	706,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19400	REMODEL	5,000	02/01/2007
E017874	NEW CONSTR	300	03/01/2001
973978	REMODEL	8,000	05/01/1997
2336	GAS PUMPS	252,000	10/27/1987
4455	ADDITION	20,000	10/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/0682	11/29/2012	QC	U	I	11	100
GRANTOR: SHAH MAHESH R & RASHM						
GRANTEE: M & R UNITED INC						
0517/1005	5/15/1987	MS	U	I		400,000
GRANTOR: CLARK HUBERT L JR						
GRANTEE: SHAH MAHESH & RASHM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 S7 BAS=[YR=1993] W39 PTO=[YR=1993] W21 S34 R15 U3 E6 N31$ S28 E50 N28 W11$ E11 N7$.

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	0811	CONCRETE B	0	0	0	0	709.00	SF	2.60	2.60	100	1990	1990	3	54.5	1,005	
2	0803	ASPHALT C	0	0	0	0	8,081.00	SF	1.00	1.00	100	1990	1990	3	50	4,041	
3	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	1990	1990	3	84	197	
4	0524	PUMP ISLND	0	0	16	4	64.00	SF	4.50	4.50	100	1990	1990	3	84	242	
5	4310	CANOPIES F	0	0	67	30	2,010.00	UT	22.75	22.75	100	1993	1993	3	20	9,146	
6	1127	BRICK 8"	0	0	22	5	110.00	SF	11.00	11.00	100	1969	1969	3	50.2	607	
7	1127	BRICK 8"	0	0	0	0	196.00	SF	11.00	11.00	100	1969	1969	3	50.2	1,082	
8	0812	CONCRETE C	0	0	0	0	6,246.00	SF	4.00	4.00	100	2020	2020	3	97	24,234	

LAND DESCRIPTION

TOTAL OB/XF 40,554

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	CHT	0.00	0.00	62,730.00	SF		1.00	1.00	1.00	10.00	10.00	627,300							

REVIEW DATE 02/26/2025 BY TWA Total Acres: 1.44 Total Land Value: 627,300 Market: 0 Agricultural: 0 Common: 627,300 PRINTED 07/09/2026 BY SYS