IN OR 2481/1464

PATTON RANDALL C/
417 PINE CROSSING
WOODBINE, GA 31569

2026

02-3N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 1410 CONVENIENCE STORES

MAP NUM | MKT AREA 05

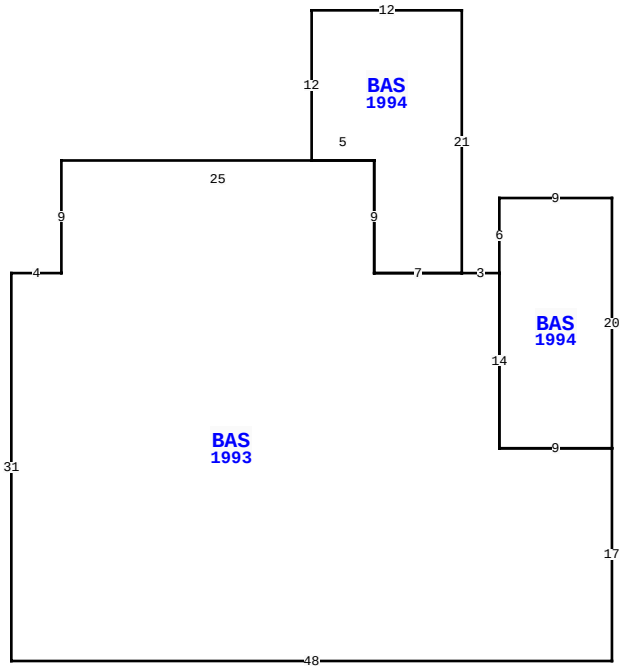
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1993	1,587	25,214
BAS	180	100	1994	180	2,860
BAS	207	100	1994	207	3,289
TOTALS	1,974			1,974	31,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,974	60.6375	79.44	156,815	1970	1970	0	0	0	80.00	20.00

1 CONVESTORE 0% - 0 Heated Area: 1974 HX Base Yr



852414 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,363
TOTAL MARKET OB/XF VALUE	15,462
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	166,825
SOH/AGL Deduction	17,964
ASSESSED VALUE	148,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,861
TOTAL JUST VALUE	166,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,328

ASPHALT ADJSTD FOR POOR CONDTN: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21436	DEMOLITION OF TAN	25,000	05/01/2008
5657	XFOB	20,048	04/18/1989
5771	REMODEL	2,000	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/1464	7/23/2021	SW	Q	I	01	125,000
GRANTOR: FIRST COAST ENERGY LL						
GRANTEE: PATTON RANDALL C						
0881/1834	5/06/1999	WD	Q	I		118,000
GRANTOR: RAY DISTRIBUTING COMP						
GRANTEE: FIRST COAST ENERGY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 S6 BAS=[YR=1993] W3 BAS=[YR=1994] N21 W12 S12 E5 S9 E7$ W7 N9 W25 S9 W4 S31 E48 N17 W9 N14$S14E9 N20$.

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	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1989	1989	3	25	1,265	
2	0524	PUMP ISLND	0	0	0	0	144.00	SF	4.50	4.50	100	1989	1989	3	83	538	
3	0803	ASPHALT C	0	0	0	0	10,000.00	SF	0.50	0.50	100	1989	1989	3	50	2,500	
4	0424	CL FNC 6'	0	0	0	0	112.00	LF	20.00	20.00	100	1989	1989	3	24	538	
5	0400	CONC CURB	0	0	0	0	537.00	LF	15.00	15.00	100	1975	1975	3	32	2,578	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1970	1970	3	100	800	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1989	1989	3	25	338	
8	0810	CONCRETE A	0	0	0	0	286.00	SF	6.50	6.50	100	1989	1989	3	52	967	
9	4310	CANOPIES F	0	0	45	29	1,305.00	UT	22.75	22.75	100	1993	1993	3	20	5,938	

LAND DESCRIPTION

TOTAL OB/XF 15,462

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		CHT	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	3.00	3.00	120,000							

REVIEW DATE 04/12/2024 BY KWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS