

CIRCLE K STORES INC/
C/O PROPERTY TAX DEPARTMENT, PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

08-3N-24-2380-0012-0031

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	15	CONC BLOCK 50								1402	04	3,328	110.2400	144.41		480,596	1989	1989		0		0	48.00	52.00	VALUATION BY																														
Exterior Wall	20	FACE BRICK 50								1 CONVSTORE 0% - 0										Heated Area: 3320										HX Base Yr										STANDARD															
Roof Structure	09	RIDGE FRME 100																												Tax Group: 3										Tax Dist:															
Roof Cover	02	ROLL COMP 100																																						BUILDING MARKET VALUE								249,910							
Interior Wall	02	WALL BD/WD 50																																						TOTAL MARKET OB/XF VALUE								62,189							
Interior Wall	08	DECORATIVE 50																																						TOTAL LAND VALUE - MARKET								252,000							
Interior Floor	07	CORK/VTILE 50																																						TOTAL MARKET VALUE								564,099							
Interior Floor	11	CLAY TILE 50																																						SOH/AGL Deduction								31,093							
Ceiling	01	FIN.SUSPD 100																																						ASSESSED VALUE								533,006							
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								0							
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								533,006							
Fixtures		12 100																																						TOTAL JUST VALUE								564,099							
Frame	03	MASONRY 100																																						NCON VALUE								0							
Story Height		12 100																																						INCOME VALUE															
RMS		6 100																																						PREVIOUS YEAR MKT VALUE								484,551							
Stories	1.	1. 100																																																					
Units		0 100																																																					
BUD8 Adjustme	03	DIST HI 100																																																					
Quantity	00	ONE110Level 03																																																					
DOR CODE	1410	CONVENIENCE STORES																																																					
MAP NUM		MKT AREA																																																					
NEIGHBORHOOD/LOC	6002.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,689	100	1993	1,689	126,832																																																		
BAS	152	100	1994	152	11,414																																																		
BAS	324	100	1994	324	24,330																																																		
BAS	675	100	1994	675	50,688																																																		
BAS	372	100	1997	372	27,935																																																		
BAS	108	100	2016	108	8,110																																																		
PTO	153	5	2015	8	601																																																		
TOTALS	3,473			3,328	249,910																																																		
EXTRA FEATURES										551726 US HWY 1, HILLIARD																																													
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	17,606.00	SF	4.00	4.00	100	1989	1989	3	52	36,620																																							
2	0524	PUMP ISLND	0	0	0	0	144.00	SF	4.50	4.50	100	1989	1989	3	83	538																																							
3	0400	CONC CURB	0	0	0	0	488.00	LF	15.00	15.00	100	1989	1989	3	62	4,538																																							
4	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	1989	1989	3	100	2,000																																							
5	0443	STK FNC 6'	0	0	0	0	6.00	LF	10.00	10.00	100	1989	1989	3	20	12																																							
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1989	1989	3	24	144																																							
7	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1989	1989	3	100	600																																							
8	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	40	3,036																																							
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1998	1998	3	40	600																																							
10	0978	SECURITY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1998	1998	3	40	540																																							
LAND DESCRIPTION										TOTAL OB/XF										48,628																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	31,500.00	SF		1.00	1.00	1.00	8.00	8.00	252,000																																					
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