

IN OR 1989/908
ESMT OR 761/189
ESMT AGRMNT OR 762/544

CROW'S NEST LLC
402 HIGH POINT DR SUITE 101
COCOA, FL 32926

2026

25-2N-28-0000-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	16	100
RMS	4	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	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1996	1,876	212,171
BAS	200	100	1997	200	22,620
BAS	341	100	1997	341	38,566
BAS	440	100	1997	440	49,763

TOTALS	2,857			2,857	323,120
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	43,331.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	4,191.00	SF	4.00
3	0400	CONC CURB	0	0	0	0	160.00	LF	15.00
4	0524	PUMP ISLND	0	0	0	0	160.00	SF	4.50
5	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50
6	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00
7	4950	BOLLARD	0	0	0	0	9.00	UT	100.00
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
9	1125	CB/STC 6"	0	0	43	6	258.00	SF	7.35
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00

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	PUD	200.00	376.00	75,200.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,857	126.9632	166.32	475,176	1996	1996	0	0	0	32.00	68.00
1 CONVESTORE 0% - 0												
Heated Area: 2857												
HX Base Yr												

TOTAL OB/XF												
463943	SR	200	YULEE	BLD DATE		LGL DATE		04/16/2026	DC			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	43,331.00	SF	2.00	2.00	100	1996
2	0812	CONCRETE C	0	0	0	0	4,191.00	SF	4.00	4.00	100	1996
3	0400	CONC CURB	0	0	0	0	160.00	LF	15.00	15.00	100	1996
4	0524	PUMP ISLND	0	0	0	0	160.00	SF	4.50	4.50	100	1996
5	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50	4.50	100	1996
6	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	1996
7	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1996
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1996
9	1125	CB/STC 6"	0	0	43	6	258.00	SF	7.35	7.35	100	1996
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1996

TOTAL OB/XF												
73,484												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	001410	C	CONV STORE	0	0004	PUD	200.00	376.00	75,200.00	SF	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,120	
TOTAL MARKET OB/XF VALUE		104,396	
TOTAL LAND VALUE - MARKET		1,128,000	
TOTAL MARKET VALUE		1,555,516	
SOH/AGL Deduction		114,985	
ASSESSED VALUE		1,440,531	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,440,531	
TOTAL JUST VALUE		1,555,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,321,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984659	NEW CONSTR	200,000	05/01/1998
984721	NEW CONSTR	262,260	05/01/1998
961893	H/AC	0	09/01/1996
96-3205	NEW CONSTR	300,000	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0908	6/30/2015	WD	U	I	12	1,280,000
GRANTOR: TONARAMA INVESTMENTS						
GRANTEE: CROW'S NEST LLC						
1970/1941	3/26/2015	SW	U	I	12	998,000
GRANTOR: YULEE PROPERTY INVEST						
GRANTEE: TONARAMA INVESTMENT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W20 BAS=[YR=1997] W20 BAS=[YR=1996] W3 BAS=[YR=1997] W27 S28 E9 N14 U4 R4 E14 N10\$ S10 W14 D4 L4 S14 W9 S12 E21 S2 E28 N2 E21 N18 W5 N5 W8 U7 L7 W20 N10\$ S10 E20 N10\$ S10 D7 R7 E8 S5 E5 N22\$.									

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