

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

37-1N-25-2940-0001-0010

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														
Exterior Wall		15		CONC BLOCK 70	1402	04		2,562	87.6512		114.82	294,169	1978	1978	0	0	0	75.50	24.50	VALUATION BY														
Exterior Wall		20		FACE BRICK 30	1 CONVSTORE 0% - 0															Heated Area: 2562					HX Base Yr					STANDARD				
Roof Structur		09		RIDGE FRME 100																Tax Group: 6					Tax Dist:									
Roof Cover		04		BUILT-UP 100																72,071														
Interior Wall		02		WALL BD/WD 100																17,278														
Interior Floo		07		CORK/VTILE 100																35,901														
Ceiling		01		FIN.SUSPD 100																125,250														
Air Condition		04		ROOF TOP 100																0														
Heating Type		04		AIR DUCTED 100																125,250														
Fixtures		8		100																0														
Frame		03		MASONRY 100																0														
Story Height				11 100																125,250														
RMS				3 100	0																													
Stories		1.		1. 100	125,250																													
Units				0 100	0																													
BUD8 Adjustme		06		DIST 1D 100	125,250																													
Occupancy		00		NONE 100	125,250																													
Quality		03		Quality Level 03	0																													
DOR CODE		1410		CONVENIENCE STORES	0																													
MAP NUM				MKT AREA	08																													
NEIGHBORHOOD/LOC		1290.100				BAS 1993																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,989	100	1993	1,989	55,952																												
BAS		352	100	1994	352	9,902																												
BAS		221	100	2008	221	6,217																												
TOTALS		2,562			2,562	72,071																												
EXTRA FEATURES		540251 US HWY 1, CALLAHAN																																
BLD DATE		02/21/2020		KKA		LGL DATE		05/12/2026		DC																								
XF DATE		02/21/2020		KKA		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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																		
1	0812	CONCRETE C	0	0	0	3,370.00	SF	4.00	4.00	100	1978	1978	3	27	3,640																			
2	0803	ASPHALT C	0	0	0	6,475.00	SF	2.00	2.00	100	1978	1978	3	50	6,475																			
3	0524	PUMP ISLND	0	0	0	48.00	SF	4.50	4.50	100	1996	1996	3	90	194																			
4	4950	BOLLARD	0	0	0	18.00	UT	100.00	100.00	100	1996	1996	3	100	1,800																			
5	0402	CONC BUMPE	0	0	0	7.00	UT	25.00	25.00	100	1998	1998	3	79	138																			
6	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	1998	1998	3	20	160																			
7	0978	SECURTY LT	0	0	0	5.00	UT	450.00	450.00	100	1996	1996	3	36	810																			
8	0443	STK FNC 6'	0	0	0	18.00	LF	10.00	10.00	100	2014	2014	3	55	99																			
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	83	249																			
10	4310	CANOPIES F	0	0	34	24	816.00	UT	22.75	22.75	100	2002	2002	3	20	3,713																		
LAND DESCRIPTION										TOTAL OB/XF 17,278																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	CG	125.00	205.00	20,515.00	SF		1.00	1.00	1.00	1.75	1.75	35,901																	
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