

TRACT 10
IN OR 1374/182 &
MERGER OR 1804/399

GATE PETROLEUM COMPANY/
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

2026

37-2N-27-1950-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	28	GLASS THRM 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

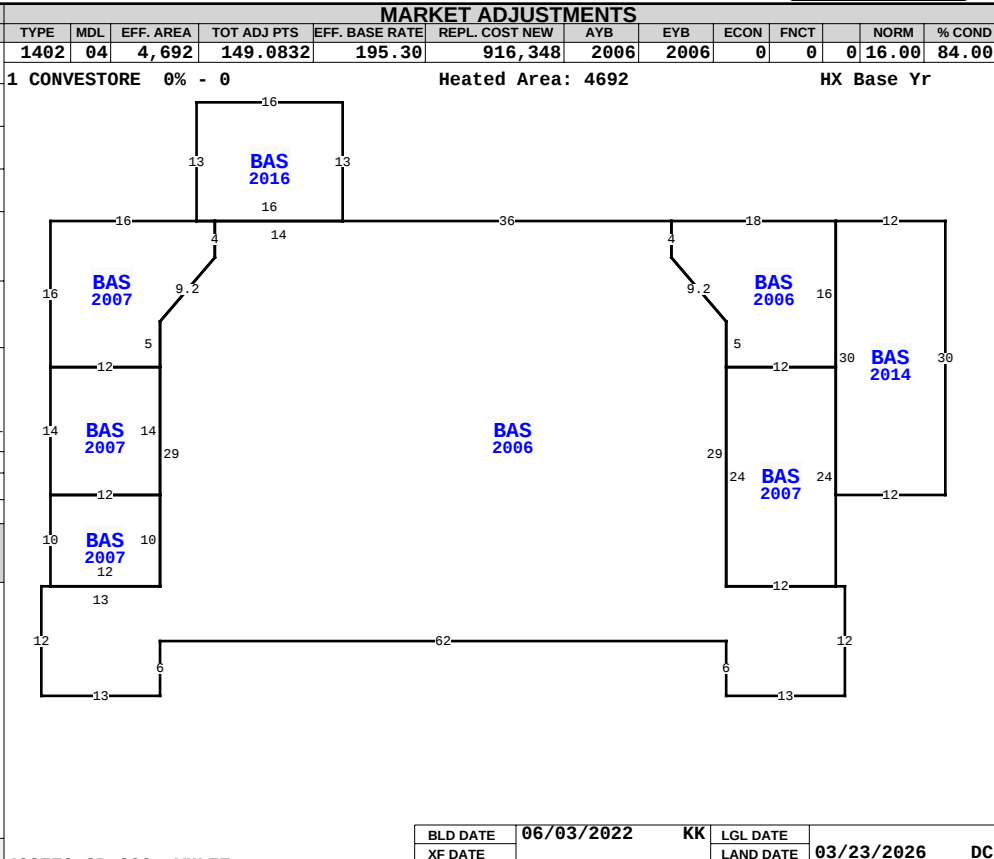
Quality	05	Quality Level 05
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	237	100	2006	237	38,880
BAS	3,074	100	2006	3,074	504,296
BAS	120	100	2007	120	19,686
BAS	168	100	2007	168	27,560
BAS	237	100	2007	237	38,880
BAS	288	100	2007	288	47,247
BAS	360	100	2014	360	59,059
BAS	208	100	2016	208	34,122

TOTALS	4,692			4,692	769,732
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	43,844.00	SF	4.00	4.00	
2	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	
3	4950	BOLLARD	0	0	0	0	45.00	UT	100.00	100.00	
4	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	
5	0400	CONC CURB	0	0	0	0	1,270.00	LF	15.00	15.00	
6	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	
7	1126	CB/STC 8"	0	0	70	0	210.00	SF	8.00	8.00	
8	1126	CB/STC 8"	0	0	44	0	308.00	SF	8.00	8.00	
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	
10	0098	AWNING MTL	0	0	22	5	110.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001410	C	CONV STORE	0	0004	IW	0.00	0.00	87,120.00	SF	



463779 SR 200, YULEE	BLD DATE 06/03/2022	KK	LGL DATE	03/23/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
193,890	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
22.00	22.00	1,916,640									

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		825,818	
TOTAL MARKET OB/XF VALUE		250,722	
TOTAL LAND VALUE - MARKET		1,916,640	
TOTAL MARKET VALUE		2,993,180	
SOH/AGL Deduction		276,402	
ASSESSED VALUE		2,716,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,716,778	
TOTAL JUST VALUE		2,993,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,881,453	

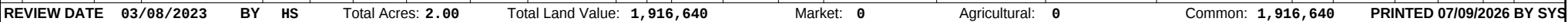
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005535	REMODEL	48,231	04/08/2022
20001573	REMODEL-RESTROOMS	30,000	03/17/2020
B1615165	ROOF	8,000	07/01/2016
B1632516	ADDITION/UTILITY	21,145	06/01/2016
M1622586	MECH OTHER-COOLER	4,750	04/01/2016
M1420175	H/AC	0	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1374/0182	12/14/2005	WD	Q	V		1,500,000	
GRANTOR: DUDLEY JOHNNY L &							
GRANTEE: GATE PROPERTIES LLC							
1348/1539	9/09/2005	QC	Q	V	06	100	
GRANTOR: KIMCO NASSAU LLC							
GRANTEE: KD NASSAU OUTPARCEL							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2014] W12 BAS=[YR=2006] W18 BAS=[YR=2006] W36 BAS=[YR=2016] N13 W16 S13 BAS=[YR=2007] W 16 S16 BAS=[YR=2007] S14 BAS=[YR=2007] S10 E12 N10 W12\$ E12 N14 W12\$ E12 N5 U7 R6 N4 W2\$ E16\$ W14 S4 D7 L6 S29 W13 S12 E13 N6 E62 S6 E13 N12 W1 BAS=[YR=2007] N24 W12 S24 E12\$ W12 N29 U7 L6 N4\$ S4 D7 R6 S5 E12 N16\$ S30 E12 N30\$.											

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