

IN OR 1721/1892
PARCELS 86-3 & 86-4
RECIPRICAL ESMT PT 1010/302

SUNSHINE PETRO INC/
402 HIGHPOINT DRIVE STE #101
COCOA, FL 32926

2026

42-2N-27-0000-0086-0030



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	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 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	11	100
RMS	6	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
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,057	100	2002	4,057	437,327
BAS	63	100	2003	63	6,791
BAS	280	100	2003	280	30,183
CAN	300	30	2002	90	9,702
PTO	300	5	2002	15	1,617
TOTALS	5,000			4,505	485,619

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0400	CONC CURB	0	0	0	0	1,635.00	LF	15.00	15.00	100	2002	2002	3	84	20,601	
2	0803	ASPHALT C	0	0	0	0	29,855.00	SF	2.00	2.00	100	2002	2002	3	50	29,855	
3	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00	4.00	100	2002	2002	3	79	3,460	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80	
5	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2002	2002	3	100	2,700	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2002	2002	3	52	780	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	2002	2002	3	52	978	
8	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	
9	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	
10	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	94	254	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001410	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,505	104.1583	136.45	614,707	2002	2002	0	0	0	21.00	79.00
1 CONVESTORE 0% - 0 Heated Area: 4400 HX Base Yr												
850409 US HWY 17, YULEE												
BLD DATE	10/11/2018	KK	LGL DATE									
XF DATE	10/11/2018	KK	LAND DATE									
INC DATE			AG DATE									
05/11/2026 DC												

TOTAL OB/XF												
59,216												
850409 US HWY 17, YULEE												
BLD DATE	10/11/2018	KK	LGL DATE									
XF DATE	10/11/2018	KK	LAND DATE									
INC DATE			AG DATE									
05/11/2026 DC												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		485,619	
TOTAL MARKET OB/XF VALUE		87,054	
TOTAL LAND VALUE - MARKET		180,200	
TOTAL MARKET VALUE		752,873	
SOH/AGL Deduction		48,890	
ASSESSED VALUE		703,983	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		703,983	
TOTAL JUST VALUE		752,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1892	1/25/2011	WD	U	I	35	773,000
GRANTOR: NASSAU COUNTY DEVELOP						
GRANTEE: SUNSHINE PETRO INC						
1548/1762	1/31/2008	QC	Q	I	02	900,000
GRANTOR: G G H 11 LLC						
GRANTEE: NASSAU COUNTY DEV C						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2002] W9 BAS=[YR=2003] W35 S8 E35 N8\$ S8 W35 N8 W56 S44 CAN=[YR=2002] S3 PTO=[YR=2002] S3 E100 N3 W100\$ E100 N3 W100\$ E100 N24 BAS=[YR=2003] N7 W9 S7 E9\$ W9 N7 E9 N13\$.		

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