

PT E WATERMAN GRANTS
SEC 39-2N-26E & 44-2N-27E
IN OR 814/1893 & ESMT IN

FLORIDA CITRUS CENTER INC/
11765 N US 301
OXFORD, FL 34484

2026

44-2N-27-0000-0001-0050



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 50		
Exterior Wall		19	COMMON BRK 50		
Roof Structure		04	WOOD TRUSS 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		04	PLYWOOD 100		
Interior Floo		11	CLAY TILE 100		
Ceiling		01	FIN.SUSPD 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Fixtures		15	100		
Frame		03	MASONRY 100		
Common Wall			18 100		
Story Height			10 100		
RMS			5 100		
Stories		1.	1. 100		
Units			0 100		
BUD8 Adjustme		04	DIST 01 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		1200	STORE/OFFICE/RES		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100	1993	3,003	234,069
BAS	308	100	2007	308	24,007
CAN	1,353	30	1993	406	31,646
CDN	3,116	35	1998	1,091	85,038
FST	583	50	1993	292	22,760
TOTALS	8,363			5,100	397,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	5,100	105.3303	155.89	795,039	1969	1980	0	0	0 50.00	50.00
2 RETAILSTOR 0% - 0 Heated Area: 3311 HX Base Yr											
BLD DATE 06/22/2020 KK LGL DATE 04/20/2026 DC XF DATE 06/22/2020 KK LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		503,555	
TOTAL MARKET OB/XF VALUE		100,600	
TOTAL LAND VALUE - MARKET		2,350,490	
TOTAL MARKET VALUE		2,954,645	
SOH/AGL Deduction		1,042,383	
ASSESSED VALUE		1,912,262	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,912,262	
TOTAL JUST VALUE		2,954,645	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,343,287	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009753	XFOB - FENCE	12,000	12/30/2019
19001412	OTHER - SITE WORK	250,000	04/01/2019
19000787	DEMOLITION	7,500	01/30/2019
R1313526	REPAIR/RRF	15,600	06/01/2013
B26409	REMODEL	25,000	09/03/2012
B20628	REMODEL	200,000	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0814/1893	11/26/1997	WD U	I	09	
GRANTOR: STUCKEYS ENTERPRISES					
GRANTEE: FLA CITRUS CENTER I					
SALE PRICE 1,350,000					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	0	24,853.00	SF	2.00	2.00	100	1998	1998	3
2	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3
3	0811	CONCRETE B	0	0	0	0	1,849.00	SF	5.20	5.20	100	1998	1998	3
4	0511	GARAGE CB-	0	0	8	8	64.00	SF	40.00	40.00	100	1986	1986	3
5	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	1998	1998	3
6	0524	PUMP ISLND	0	0	8	3	24.00	SF	4.50	4.50	100	1998	1998	3
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1998	1998	3
9	1131	REINFR 8	0	0	281	2	562.00	SF	6.30	6.30	100	1998	1998	3
10	0446	BOX FNC 6'	0	0	0	0	15.00	LF	28.00	28.00	100	1998	1998	3

LAND DESCRIPTION										TOTAL OB/XF										41,038									
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	001200	C	STORE COMB	0	0004	CHT	0.00	0.00	123,710.00	SF		1.00	1.00	1.00	19.00	19.00	2,350,490												

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