



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quackancy	00	ONE 1190 Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1993	1,883	196,266
BAS	60	100	1994	60	6,254
BAS	267	100	1994	267	27,830
BAS	390	100	1994	390	40,650
CAN	260	30	1994	78	8,130
PTO	104	5	1994	5	521
UST	48	40	1993	19	1,980
TOTALS	3,012			2,702	281,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,702	117.0062	153.28	414,163	1986	1996	0	0	32.00	68.00
1 CONVESTORE 0% - 0 Heated Area: 2600 HX Base Yr											
941268 OLD NASSAUVILLE RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		281,631	
TOTAL MARKET OB/XF VALUE		42,429	
TOTAL LAND VALUE - MARKET		218,015	
TOTAL MARKET VALUE		542,075	
SOH/AGL Deduction		10,256	
ASSESSED VALUE		531,819	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		531,819	
TOTAL JUST VALUE		542,075	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		504,157	

CIRCLE K CONVENIENCE STORE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25320	ELEC OTHER	0	08/01/2012
E25321	ELEC OTHER	0	08/01/2012
B0618585	REPAIR/RRF	145,000	10/31/2006
B0618587	REPAIR/RRF	25,000	10/31/2006
993936	H/AC	4,800	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2028/0260	9/13/2015	MS	U	I	11
GRANTOR: THE PANTRY INC					
GRANTEE: CIRCLE K STORES INC					
1001/1716	6/25/2001	MS	U	I	11
GRANTOR: LIL CHAMP FOOD STORES					
GRANTEE: THE PANTRY INC					

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	5,921.00	SF	2.00	2.00	100	1985	1985	3
2	0812	CONCRETE C	0	0	0	0	6,245.00	SF	4.00	4.00	100	2006	2006	3
3	0400	CONC CURB	0	0	0	0	249.00	LF	15.00	15.00	100	1986	1986	3
4	0524	PUMP ISLND	0	0	10	4	40.00	SF	4.50	4.50	100	2006	2006	3
5	0430	CL FNC 6B	0	0	0	0	15.00	LF	9.70	9.70	100	1991	1991	3
6	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1999	1999	3
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1991	1991	3
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1991	1991	3
9	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	100	2002	2002	3
10	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1991	1991	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	001410	C	CONV STORE	0	0006	CN	0.00	0.00	62,290.00	SF		1.00	1.00	1.00
TOTAL OB/XF 30,703														
REVIEW DATE 04/08/2025 BY KW														

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

44-2N-28-0000-0029-0060

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