

PT OF THOMAS SUAREZ GRANT
PT OF LOTS 14 & 15
IN OR 2389/1406

HARRIS TEETER PROPERTIES LLC
701 CRESTDALE ROAD
MATTHEWS, NC 28105

2023

00-00-30-0760-0015-0010



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		20	FACE BRICK 100		1402	04	5,965	115.3824	125.48	748,488	2013	2020	0	0	0	1.00	99.00	VALUATION BY		STANDARD																								
Roof Structur		09	RIDGE FRME 100		1 CONVSTORE - 0% - 0										Heated Area: 5880										HX Base Yr																			
Roof Cover		02	ROLL COMP 80																						VALUATION BY																			
Roof Cover		12	MODULAR MT 20																						Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 70																						BUILDING MARKET VALUE										741,003									
Interior Wall		08	DECORATIVE 30																						TOTAL MARKET OB/XF VALUE										226,636									
Interior Floo		07	CORK/VTILE 70																						TOTAL LAND VALUE - MARKET										1,316,862									
Interior Floo		11	CLAY TILE 30																						TOTAL MARKET VALUE										2,284,501									
Ceiling		01	FIN.SUSPD 100												SOH/AGL Deduction										0																			
Air Condition		04	ROOF TOP 100												ASSESSED VALUE										2,284,501																			
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0																			
Fixtures			24 100												BASE TAXABLE VALUE										2,284,501																			
Frame		03	MASONRY 100												TOTAL JUST VALUE										2,284,501																			
Story Height			14 100												NCON VALUE										0																			
RMS			6 100												INCOME VALUE																													
Stories		1.	1. 100												PREVIOUS YEAR MKT VALUE										2,100,451																			
Units			0 100																																									
BUD8 Adjustme		05	DIST 1A 100																																									
Quackancy		00	ONEI190Level 03																																									
DOR CODE			1410		CONVENIENCE STORES																																							
MAP NUM					MKT AREA		03																																					
NEIGHBORHOOD/LOC			3016.00																																									
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS			4,094		100		4,094		508,578																																			
BAS			234		100		234		29,068																																			
BAS			500		100		500		62,113																																			
BAS			1,052		100		1,052		130,685																																			
CAN			8		30		2		248																																			
CAN			8		30		2		248																																			
CAN			270		30		81		10,062																																			
PTO			8		5		0		0																																			
PTO			8		5		0		0																																			
TOTALS			6,182				5,965		741,003																																			
EXTRA FEATURES		5518 S FLETCHER AVE, FERNANDINA BEACH																																										
BLD DATE		12/22/2020										KK		LGL DATE		12/22/2020										KK																		
XF DATE		12/22/2020										KK		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	0810	CONCRETE A	0	0	0	0	1,624.00	SF	6.50	6.50	100	2013	2013	3	95	10,028																												
2	0803	ASPHALT C	0	0	0	0	24,017.00	SF	2.00	2.00	100	2013	2013	3	74	35,545																												
3	0812	CONCRETE C	0	0	0	0	9,196.00	SF	4.00	4.00	100	2013	2013	3	95	34,945																												
4	0819	CONC 12"	0	0	0	0	240.00	SF	9.50	9.50	100	2013	2013	3	95	2,166																												
5	0524	PUMP ISLND	0	0	0	0	240.00	SF	4.50	4.50	100	2013	2013	3	98	1,058																												
6	4950	BOLLARD	0	0	0	0	39.00	UT	100.00	100.00	100	2013	2013	3	100	3,900																												
7	7000	SIGN	0	0	0	0	80.00	SF	100.00	100.00	100	2013	2013	3	65	5,200																												
8	0940	SHEDS/PORT	0	0	14	9	126.00	SF	30.00	30.00	100	2013	2013	3	65	2,457																												
9	0976	DECORATIVE	0	0	0	0	33.00	UT	125.00	125.00	100	2013	2013	3	87	3,589																												
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2013	2013	3	65	520																												
LAND DESCRIPTION										TOTAL OB/XF										99,408																								
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	001410	C	CONV STORE	0	0003	RS-1	0.00	0.00	73,159.00	SF		1.00	1.00	1.00	18.00	18.00	1,316,862																											

[illegible]

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