

LOT 1
OR 1020/1372 & OR 1020/1369 &
OR 1020/1360 & OR 1020/1363

WAL-MART STORES EAST LP/
ATTN: PROPERTY TAX DEPARTMENT, STORE #5037/ MS 0555
BENTONVILLE, AR 72716-0555

2023

25-2N-28-231W-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	81	100
Frame	05	STEEL 100
Story Height		20 100
RMS		47 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	121,684	100	121,684	4,190,651
BAS	2,278	100	2,278	78,452
BAS	30,612	100	30,612	1,054,240
BAS	1,640	100	1,640	56,480
BAS	3,897	100	3,897	134,208
CAN	102	30	31	1,067
CAN	102	30	31	1,067
CAN	4,598	30	1,379	47,491
CAN	171	30	51	1,756
CAN	4,446	30	1,334	45,941
TOTALS	177,525		165,769	5,708,886

** This building has 13 Sub-Areas

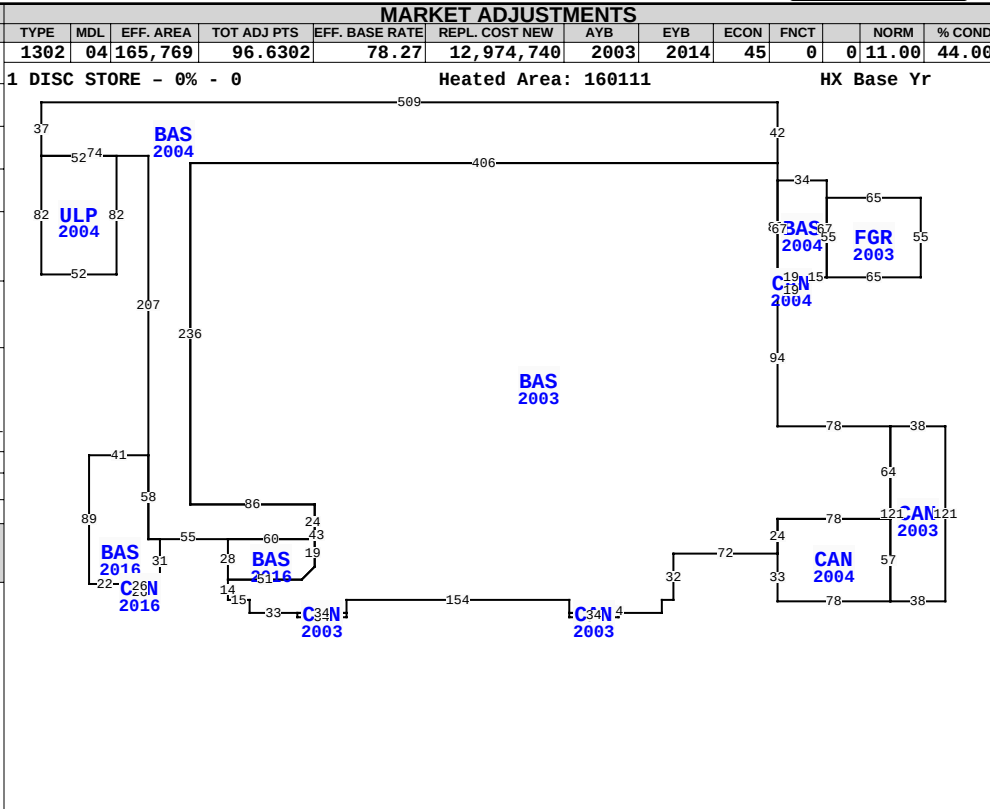
464016 SR 200, YULEE

BLD DATE	06/16/2022	KK
XF DATE	06/16/2022	KK
INC DATE		

LGL DATE	06/16/2022	KK
LAND DATE		
AG DATE		

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
1	0400	CONC CURB	0	0	0	7,941.00	LF	15.00	15.00	100	2003	2003
2	0972	ST LGHT UN	0	0	0	19.00	UT	2,530.00	2,530.00	100	2003	2003
3	0975	ST LT/ARM	0	0	0	22.00	UT	500.00	500.00	100	2003	2003
4	0963	FIRE HYDR	0	0	0	5.00	UT	1,500.00	1,500.00	100	2003	2003
5	0803	ASPHALT C	0	0	0	383,821.00	SF	2.00	2.00	100	2003	2003
6	4950	BOLLARD	0	0	0	63.00	UT	100.00	100.00	100	2003	2003
7	4950	BOLLARD	0	0	0	82.00	UT	100.00	100.00	100	2003	2003
8	6002	EL ROLL DR	0	0	0	4.00	UT	900.00	900.00	100	2003	2003
9	6001	ROLLUP DR	0	0	0	9.00	UT	400.00	400.00	100	2003	2003
10	0424	CL FNC 6'	0	0	0	1,224.00	LF	20.00	20.00	100	2003	2003

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
1	001600	C	SH CTR COM	0	0003		0.00	0.00	804,118.00	SF		1.00
2	009600	C	WASTELAND	0			0.00	0.00	9.62	AC		1.00



BLD DATE	06/16/2022	KK
XF DATE	06/16/2022	KK
INC DATE		

TOTAL OB/XF												
596,404												

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		5,708,886	
TOTAL MARKET OB/XF VALUE		1,199,363	
TOTAL LAND VALUE - MARKET		2,838,463	
TOTAL MARKET VALUE		9,746,712	
SOH/AGL Deduction		0	
ASSESSED VALUE		9,746,712	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		9,746,712	
TOTAL JUST VALUE		9,746,712	
NCON VALUE		10,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		9,800,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001995	ROOF	6,800	02/04/2022
22000861	FULL REMODEL	500,000	01/14/2022
19008660	FULL REMODEL	500,000	01/23/2020
19001016	REMODEL	20,000	05/21/2019
19004170	REPAIR/RRF-ROOF	334,263	05/17/2019
18006289	REMODEL	60,000	09/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
CAN=[YR=2003] W38 BAS=[YR=2003] W78 N94 CAN=[YR=2004] E19 N9 BAS=[YR=2004] E15 FGR=[YR=2003] E65 N55 W65 S55 N67 W34 S67 E19\$ W19 S9\$ N88 BAS=[YR=2004] N42 W509 S37 ULP=[YR=2004] S82 E52 N82 W52\$ E74 S207 BAS=[YR=2016] W41 S89 E22 CAN=[YR=2016] S6 E26 N6 W26\$ E27 N31 W8 N58\$ S58 E55 BAS=[YR=2016] S28 E51 U9 R9 N19 W60\$ E60 N24 W86 N236 E406\$ W406 S236 E86 S43 D9 L9 W51 S14 E15 S9 E33 CAN=[YR=2003] S3 E34 N3 W34\$ E34 N9 E154 S9 CAN=[YR=2003] S3 E34 N3 W34\$ E64 N9 E8 N32 E72 CAN=[YR=2004] S33 E78 N57 W78 S24\$ N24 E78 N64\$ S121 E38 N121\$.						

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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								
																									VALUATION BY		STANDARD					
																									Tax Group: 4		Tax Dist:					
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[illegible]

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