

PT GOVT LOT 5 OF SEC 29-2N-25E
& PT OF ABND OLD KINGS RD
IN OR 1823/1662 & OR 1823/1663

AUTOZONE STORES INC
123 S FRONT ST, THIRD FLOOR
MEMPHIS, TN 38103

2023

29-2N-25-0000-0061-0000



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	AP	NORM	% COND	PAGE 1 of 2															
Exterior Wall	15	CONC BLOCK 100	1101	04	6,795	92.7045	135.81	922,829	2013	2013	0	0	30	5.00	65.00	VALUATION SUMMARY															
Roof Structur	09	RIDGE FRME 100	2 RETAILSTOR - 0% - 0														DIRECT_CAP														
Roof Cover	04	BUILT-UP 100	Heated Area: 6795														Tax Group: 1														
Interior Wall	05	DRYWALL 100	HX Base Yr														Tax Dist:														
Interior Floo	07	CORK/VTILE 70	72 BAS 2013 72 33 45 17														BUILDING MARKET VALUE														
Interior Floo	03	CONC FINSH 30															TOTAL MARKET OB/XF VALUE														
Ceiling	04	NONE 100															TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														
Fixtures	7	100															ASSESSED VALUE														
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE														
Story Height	16	100															BASE TAXABLE VALUE														
RMS	2	100															TOTAL JUST VALUE														
Stories	1.	1. 100															NCON VALUE														
Units	0	100	INCOME VALUE																												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																												
Quality																	02	Quality Level 02													
DOR CODE																	1100	STORES, 1 STORY													
MAP NUM																		MKT AREA	07												
NEIGHBORHOOD/LOC																	1290.100														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	6,795	100	6,795	599,839																											
TOTALS																	6,795	6,795	599,839												
EXTRA FEATURES																	45611 FIFTH AVE, CALLAHAN														
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														
4	0812	CONCRETE C	0	0	0	0	7,766.00	SF	4.00	4.00	100	2013	2013	3	95	29,511															
5	0803	ASPHALT C	0	0	0	0	10,590.00	SF	2.00	2.00	100	2013	2013	3	74	15,673															
6	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	2013	2013	3	95	5,092															
7	0400	CONC CURB	0	0	0	0	907.00	LF	15.00	15.00	100	2013	2013	3	96	13,061															
8	0819	CONC 12"	0	0	0	0	104.00	SF	9.50	9.50	100	2013	2013	3	95	939															
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2013	2013	3	96	48															
10	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2013	2013	3	100	1,600															
11	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2013	2013	3	87	11,006															
12	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2013	2013	3	87	2,741															
13	6001	ROLLUP DR	0	0	8	6	1.00	UT	400.00	400.00	100	2013	2013	3	65	260															
LAND DESCRIPTION																	TOTAL OB/XF 79,931														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	47,740.00	SF		1.00	1.00	1.00	9.50	9.50	453,530														
REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																															

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