PT OR 2512/1712
(STATION/MOTEL PARCEL)
EX PT OF STEVENS LANDING SUB

MCLEOD LUTHER/
335 WILLOW ST APT 114
MT AIRY, NC 27030

2023

42-2N-27-0000-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

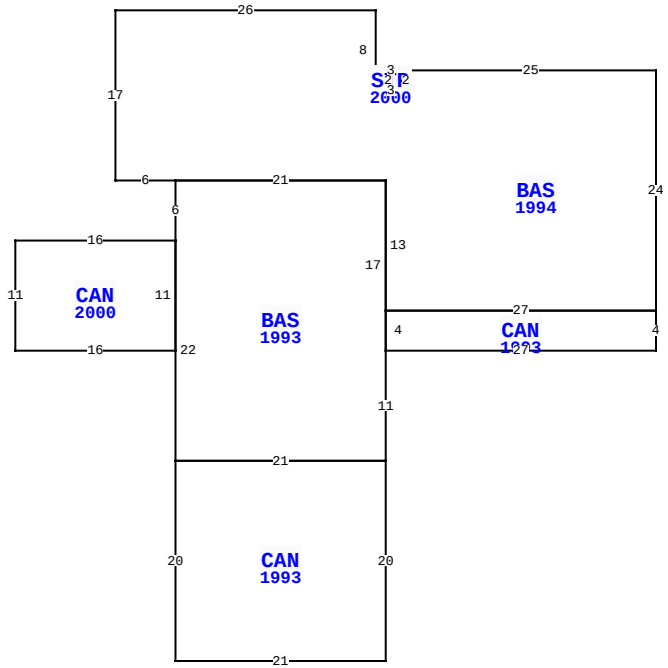
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	588	53,276
BAS	1,095	100	1,095	99,213
CAN	108	30	32	2,900
CAN	420	30	126	11,416
CAN	176	30	53	4,802
STP	6	10	1	91
TOTALS	2,393		1,895	171,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,895	123.6900	181.21	343,393	1931	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1683 HX Base Yr



BLD DATE	09/03/2020 KK	LGL DATE	
XF DATE	09/03/2020 KK	LAND DATE	09/03/2020 KK
INC DATE		AG DATE	

850390 US HWY 17, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,696
TOTAL MARKET OB/XF VALUE	37,011
TOTAL LAND VALUE - MARKET	319,704
TOTAL MARKET VALUE	528,411
SOH/AGL Deduction	211,741
ASSESSED VALUE	316,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,670
TOTAL JUST VALUE	528,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991848	REPAIR/RRF	0	06/01/1999
Z970934	OTHER	0	01/07/1998
Z970849	OTHER	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1712	11/10/2021	QC	U	I	11	100
GRANTOR: MCLEOD NORMA J						
GRANTEE: MCLEOD LUTHER						
0777/1961	11/27/1996	WD	U	I	09	205,000
GRANTOR: STEVENS ROBERT C ET A						
GRANTEE: MCLEOD LUTHER M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 STP=[YR=2000] W3 S2 E3 N2$ S2 W3 N8 W26 S17 E6 BAS=[YR=1993] S6 CAN=[YR=2000] W16 S11 E16 N11$ S22 CAN=[YR=1993] S20 E21 N20 W21$ E21 N11 CAN=[YR=1993] E27 N4 W27 S4$ N17 W21$ E21 S13 E27 N24$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	13,955.00	SF	2.00	2.00	100	2000	2000	3	50	13,955	
2	0812	CONCRETE C	0	0	0	0	3,236.00	SF	4.00	4.00	100	2000	2000	3	80	10,355	
3	0400	CONC CURB	0	0	0	0	270.00	LF	15.00	15.00	100	1950	1950	3	20	810	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	2,783	
8	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2000	2000	3	85	468	
9	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2011	2011	3	55	2,640	

LAND DESCRIPTION

TOTAL OB/XF 37,011

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	272.00	238.00	79,926.09	SF		1.00	1.00	1.00	4.00	4.00	319,704							

REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 319,704 Market: 0 Agricultural: 0 Common: 319,704 PRINTED 08/02/2023 BY SYS