LOTS 21 THRU 31
IN OR 766/1471
ESMT IN OR 766/1473

ADVANCE STORES CO INC #9154
ATTN:LEASE & PROPERTY TAX ACCT, P O BOX 2710
ROANOKE, VA 24001-2710

2023

49-2N-25-4120-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

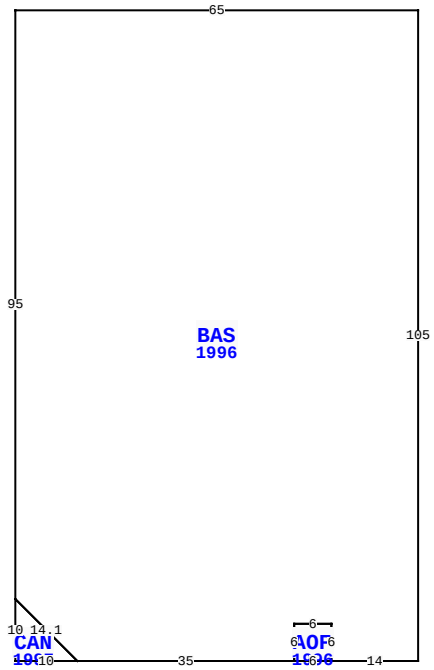
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
AOF	36	100	36	3,279
BAS	6,739	100	6,739	613,851
CAN	50	30	15	1,367
TOTALS	6,825		6,790	618,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,790	85.1720	124.78	847,256	1996	1996	0	0	0	27.00	73.00

1 RETAILSTOR – 0% - 0 Heated Area: 6775 HX Base Yr



542035 US HWY 1, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	618,497
TOTAL MARKET OB/XF VALUE	68,129
TOTAL LAND VALUE - MARKET	292,416
TOTAL MARKET VALUE	979,042
SOH/AGL Deduction	305,602
ASSESSED VALUE	673,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	673,440
TOTAL JUST VALUE	979,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2589	SIGN	2,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/1471	7/29/1996	WD	Q	V		170,000

GRANTOR: COURSON ROBERT & MART
GRANTEE: DISCOUNT AUTO PARTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W65 S95 CAN=[YR=1997] S10 E10 U10 L10 $ R10 D10 E35 AOF=[YR=1996] E6 N6 W6 S6$ N6 E6 S6 E14 N105$.

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	0812	CONCRETE C	0	0	0	0	17,407.00	SF	4.00	4.00	100	1996	1996	3	73	50,828	
2	0400	CONC CURB	0	0	0	0	740.00	LF	15.00	15.00	100	1996	1996	3	80	8,880	
3	0424	CL FNC 6'	0	0	0	0	562.00	LF	23.00	23.00	100	1996	1996	3	42	5,429	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996	3	42	126	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996	3	20	60	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1996	1996	3	42	1,063	
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	42	420	
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1996	1996	3	42	1,323	

LAND DESCRIPTION

TOTAL OB/XF 68,129

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		225.00	260.00	97,472.00	SF		1.00	1.00	0.75	4.00	3.00	292,416							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 292,416 Market: 0 Agricultural: 0 Common: 292,416 PRINTED 08/02/2023 BY SYS