

PT OF LOTS 13 14 & 5 W OF S0  
14TH S & N OF COURSON RD  
PT OF ABND ALLEY OR 480/617

WAL-MART STORES EAST LP/  
ATTN: PROPERTY TAX DEPARTMENT, MS-0555 STORE #977  
BENTONVILLE, AR 72716-0555

2024

00-00-30-0800-0013-0020

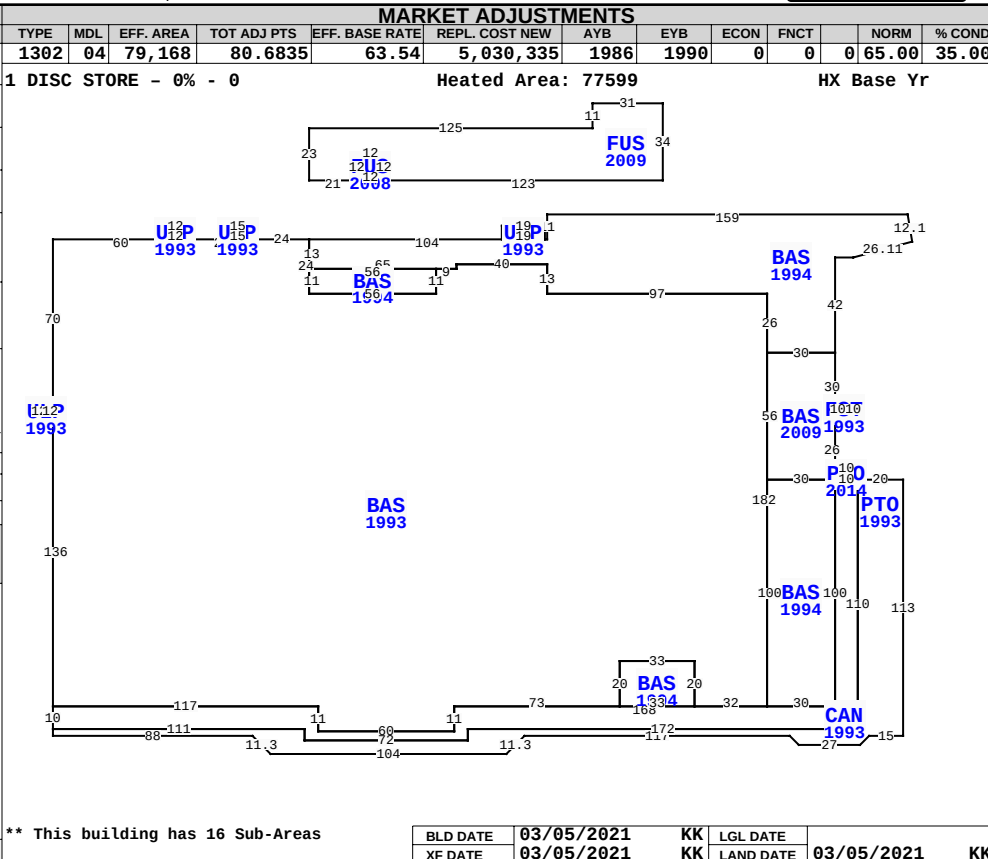


| BUILDING CHARACTERISTICS |      |                   |
|--------------------------|------|-------------------|
| ELEMENT                  | CD   | CONSTRUCTION      |
| Exterior Wall            | 15   | CONC BLOCK 50     |
| Exterior Wall            | 17   | CB STUCCO 50      |
| Roof Structure           | 09   | RIDGE FRME 100    |
| Roof Cover               | 04   | BUILT-UP 100      |
| Interior Wall            | 01   | MINIMUM 100       |
| Interior Floor           | 07   | CORK/VTILE 80     |
| Interior Floor           | 03   | CONC FINSH 20     |
| Ceiling                  | 01   | FIN.SUSPD 100     |
| Air Condition            | 04   | ROOF TOP 100      |
| Heating Type             | 04   | AIR DUCTED 100    |
| Fixtures                 |      | 20 100            |
| Frame                    | 03   | MASONRY 100       |
| Story Height             |      | 18 100            |
| RMS                      |      | 12 100            |
| Stories                  | 1.   | 1. 100            |
| Units                    |      | 0 100             |
| BUD8 Adjustme            | 05   | DIST 1A 100       |
| Occupancy                | 00   | NONE 100          |
| Quality                  | 03   | Quality Level 03  |
| DOR CODE                 | 1300 | DEPARTMENT STORES |
| MAP NUM                  |      | MKT AREA 01       |

| NEIGHBORHOOD/LOC |                  |             |              |                      |
|------------------|------------------|-------------|--------------|----------------------|
| 2004.00          |                  |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 60,661           | 100         | 60,661       | 1,349,040            |
| BAS              | 616              | 100         | 616          | 13,699               |
| BAS              | 660              | 100         | 660          | 14,678               |
| BAS              | 3,000            | 100         | 3,000        | 66,717               |
| BAS              | 7,053            | 100         | 7,053        | 156,852              |
| BAS              | 1,680            | 100         | 1,680        | 37,361               |
| CAN              | 4,250            | 30          | 1,275        | 28,355               |
| FST              | 80               | 50          | 40           | 890                  |
| FUS              | 144              | 100         | 144          | 3,203                |
| FUS              | 3,785            | 100         | 3,785        | 84,175               |
| TOTALS           | 86,312           |             | 79,168       | 1,760,617            |

| EXTRA FEATURES |            |             |     |     |    |    |            |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|------------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS      | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 188,499.00 | SF | 2.00  | 2.00           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 9  | 9  | 81.00      | SF | 6.50  | 6.50           |       |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 40 | 14 | 560.00     | SF | 5.20  | 5.20           |       |
| 4              | 0422       | CL FNC 4'   | 0   | 0   | 0  | 0  | 157.00     | LF | 15.00 | 15.00          |       |
| 5              | 0422       | CL FNC 4'   | 0   | 0   | 0  | 0  | 280.00     | LF | 15.00 | 15.00          |       |
| 6              | 0421       | CL FNC 3'   | 0   | 0   | 0  | 0  | 120.00     | LF | 4.00  | 4.00           |       |
| 7              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 3,736.00   | SF | 2.00  | 2.00           |       |
| 8              | 0810       | CONCRETE A  | 0   | 0   | 36 | 10 | 360.00     | SF | 6.50  | 6.50           |       |
| 9              | 0400       | CONC CURB   | 0   | 0   | 0  | 0  | 2,740.00   | LF | 15.00 | 15.00          |       |
| 10             | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0  | 26.00      | UT | 25.00 | 25.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 001600   | C   | SH CTR COM           | 0   | 0003 | C-2      | 0.00  | 0.00  | 380,151.00  | SF        |       |



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[illegible]

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| BUILDING CHARACTERISTICS |  |    |              |  |  |  |  |  |  | MARKET ADJUSTMENTS |     |           |  |             |  |                |  |                |  | NASSAU COUNTY PROPERTY |     |      |      |  |  |      |        |  |                           | PAGE 3 of 3 |  |  |  |  |  |  |  |  |           | 2 |  |  |  |  |  |  |  |  |
|--------------------------|--|----|--------------|--|--|--|--|--|--|--------------------|-----|-----------|--|-------------|--|----------------|--|----------------|--|------------------------|-----|------|------|--|--|------|--------|--|---------------------------|-------------|--|--|--|--|--|--|--|--|-----------|---|--|--|--|--|--|--|--|--|
| 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: 2              |             |  |  |  |  |  |  |  |  | Tax Dist: |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | BUILDING MARKET VALUE     |             |  |  |  |  |  |  |  |  | 1,760,617 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | TOTAL MARKET OB/XF VALUE  |             |  |  |  |  |  |  |  |  | 297,953   |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | TOTAL LAND VALUE - MARKET |             |  |  |  |  |  |  |  |  | 1,520,604 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | TOTAL MARKET VALUE        |             |  |  |  |  |  |  |  |  | 3,579,174 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | SOH/AGL Deduction         |             |  |  |  |  |  |  |  |  | 0         |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | ASSESSED VALUE            |             |  |  |  |  |  |  |  |  | 3,579,174 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | TOTAL EXEMPTION VALUE     |             |  |  |  |  |  |  |  |  | 0         |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | BASE TAXABLE VALUE        |             |  |  |  |  |  |  |  |  | 3,579,174 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | TOTAL JUST VALUE          |             |  |  |  |  |  |  |  |  | 3,579,174 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | NCON VALUE                |             |  |  |  |  |  |  |  |  | 503,034   |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | INCOME VALUE              |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  | PREVIOUS YEAR MKT VALUE   |             |  |  |  |  |  |  |  |  | 3,116,151 |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |
|                          |  |    |              |  |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |  |      |        |  |                           |             |  |  |  |  |  |  |  |  |           |   |  |  |  |  |  |  |  |  |