TRACT D (LEASE PARCEL)
WAL-MART SUPERCENTER YULEE
PB 7/212

WAL-MART STORES EAST LP/
ATTN: PROPERTY TAX DEPARTMENT, STORE #5037 / MS 0555
BENTONVILLE, AR 72712-8050

2024

25-2N-28-231W-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

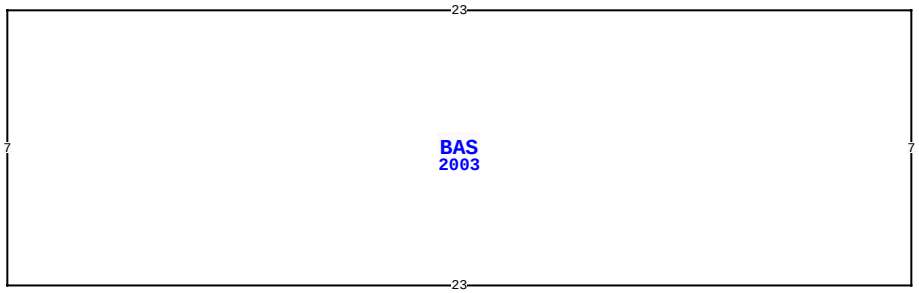
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	161	100	161	26,735
TOTALS	161		161	26,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1403	04	161	76.1670	184.51	29,706	2003	2003	0	0	0	10.00	90.00

1 PR/FAB@GST – 0% - 0 Heated Area: 161 HX Base Yr



464026 SR 200, YULEE

BLD DATE	02/04/2022	KK	LGL DATE		
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,735
TOTAL MARKET OB/XF VALUE	72,949
TOTAL LAND VALUE - MARKET	288,370
TOTAL MARKET VALUE	388,054
SOH/AGL Deduction	61,841
ASSESSED VALUE	326,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,213
TOTAL JUST VALUE	388,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003562	REMODEL	90,000	04/21/2017

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23S7E23N7$.

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	0400	CONC CURB	0	0	0	0	445.00	LF	15.00	15.00	100	2003	2003	3	87	5,807	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	2006	2006	3	27	368	
3	0812	CONCRETE C	0	0	0	0	15,834.00	SF	4.00	4.00	100	2003	2003	3	83	52,569	
4	0424	CL FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	100	2003	2003	3	61	366	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2006	2006	3	100	800	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2003	2003	3	61	275	
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2003	2003	3	21	168	
9	4310	CANOPIES F	0	0	112	24	2,688.00	UT	22.75	22.75	100	2003	2003	3	20	12,230	

LAND DESCRIPTION

TOTAL OB/XF 72,949

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	001410	C	CONV STORE	0	0003	CI	0.00	0.00	28,837.00	SF		1.00	1.00	1.00	10.00	10.00	288,370							

REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 288,370 Market: 0 Agricultural: 0 Common: 288,370 PRINTED 08/06/2024 BY SYS