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

2024

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

BUILDING CHARACTERISTICS

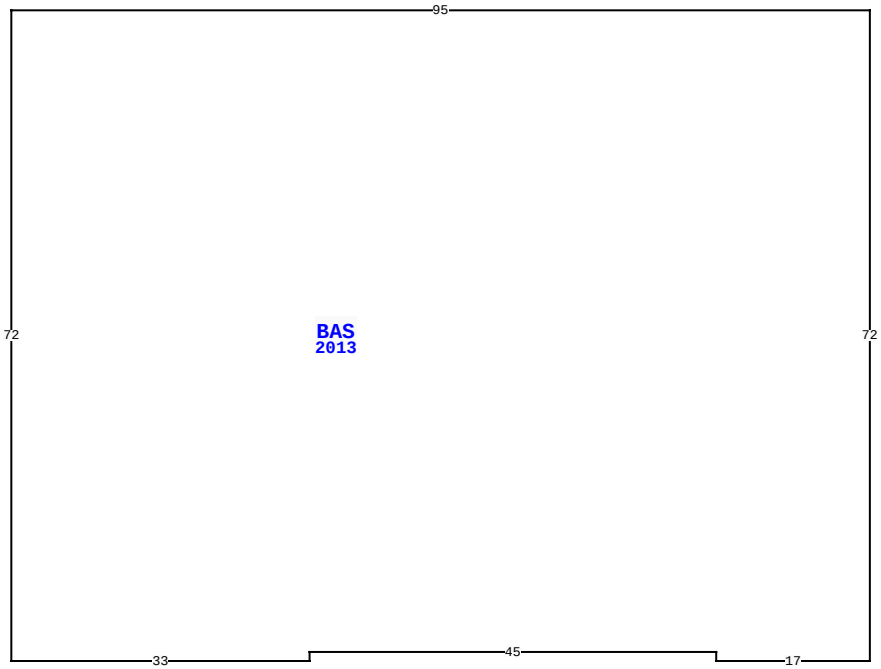
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	03	CONC FINSH 30
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	574,477
TOTALS	6,795		6,795	574,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	6,795	92.7045	132.10	897,620	2013	2013	0	0	30	6.00	64.00

2 RETAILSTOR – 0% - 0 Heated Area: 6795 HX Base Yr



45611 FIFTH AVE, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	02/07/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	994,281
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	994,281
SOH/AGL Deduction	0
ASSESSED VALUE	994,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	994,281
TOTAL JUST VALUE	994,281
NCON VALUE	0
INCOME VALUE	994,281
PREVIOUS YEAR MKT VALUE	994,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2636	H/AC	0	09/10/2003
3523	N/A	7,299	07/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1823/1662	10/09/2012	WD	Q	I	01	180,000
GRANTOR: QUAILE WILLIAM JOHN J						
GRANTEE: AUTOZONE STORES INC						
1823/1663	10/05/2012	WD	Q	I	01	575,000
GRANTOR: VANSCYOC WILLIAM JOHN						
GRANTEE: AUTOZONE STORES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W95S72E33N1E45S1E17N72 $.

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	7,766.00	SF	4.00	4.00	100	2013	2013	3	94	29,200	
2	0803	ASPHALT C	0	0	0	0	10,590.00	SF	2.00	2.00	100	2013	2013	3	72	15,250	
3	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	2013	2013	3	94	5,038	
4	0400	CONC CURB	0	0	0	0	907.00	LF	15.00	15.00	100	2013	2013	3	96	13,061	
5	0819	CONC 12"	0	0	0	0	104.00	SF	9.50	9.50	100	2013	2013	3	94	929	
6	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2013	2013	3	96	48	
7	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2013	2013	3	100	1,600	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2013	2013	3	85	10,753	
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2013	2013	3	85	2,678	
10	6001	ROLLUP DR	0	0	8	6	1.00	UT	400.00	400.00	100	2013	2013	3	60	240	

TOTAL OB/XF 78,797

LAND DESCRIPTION

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	CH	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 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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TOTALS				

MARKET ADJUSTMENTS

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: QUAILE WILLIAM JOHN J						
GRANTEE: AUTOZONE STORES INC						
1823/1663	10/05/2012	WD	Q	I	01	575,000
GRANTOR: VANSCYOC WILLIAM JOHN						
GRANTEE: AUTOZONE STORES INC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	1126	CB/STC 8"	0	0	0	0	264.00	SF	8.00	8.00	100	2013	2013	3	94	1,985	
12	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2013	2013	3	94	1,320	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	85	510	
14	0462	ST/AL FNC	0	0	0	0	1,148.00	SF	10.00	10.00	100	2013	2013	3	71	8,151	

LAND DESCRIPTION

TOTAL OB/XF 11,966

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

REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS