

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

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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	00	OWNER OCC 100

Quality 03 Quality Level 03

DOR CODE 1100STORES, 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	51,821
BAS	1,095	100	1,095	96,503
CAN	108	30	32	2,820
CAN	420	30	126	11,105
CAN	176	30	53	4,671
STP	6	10	1	88

TOTALS 2,393 1,895 167,006

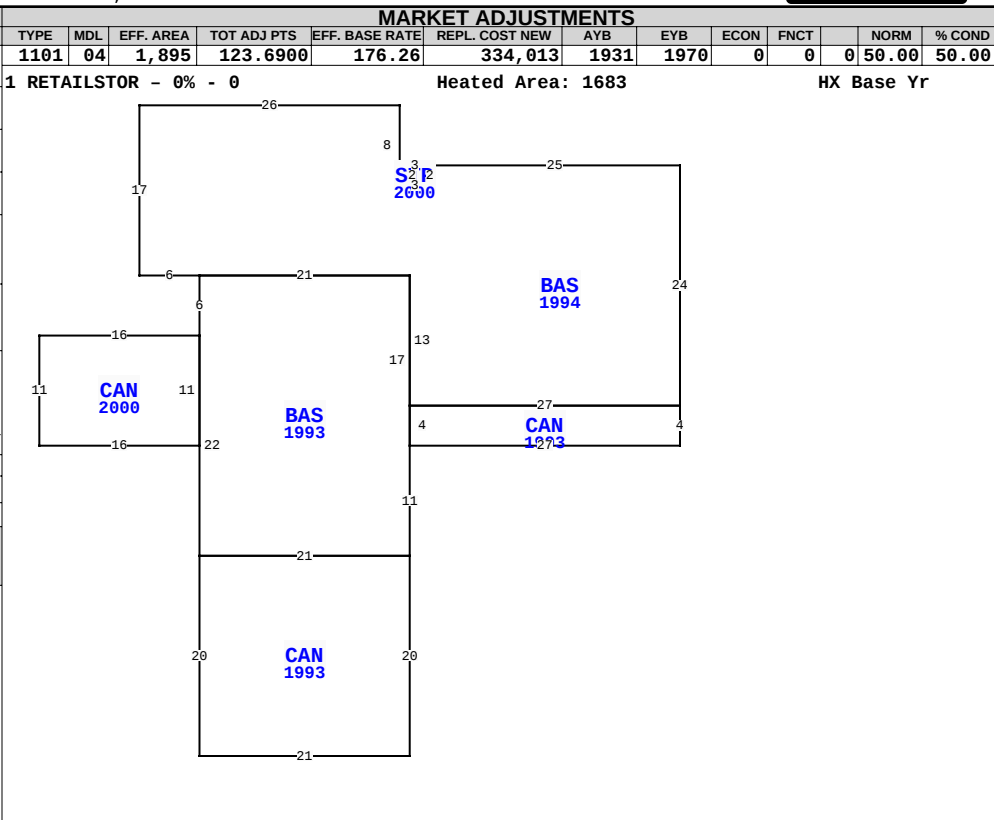
EXTRA FEATURES

L N	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	79	10,226	
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	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	2,631	
6	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2000	2000	3	84	462	
7	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2011	2011	3	50	2,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	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



850390 US HWY 17, YULEE

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

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7	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2011	2011	3	50	2,400	

TOTAL OB/XF 36,484

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	272.00	238.00	79,926.09	SF		1.00	1.00	1.00	4.00	4.00	319,704							

Total Acres: 0.00 Total Land Value: 319,704 Market: 0 Agricultural: 0 Common: 319,704

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				167,006	
TOTAL MARKET OB/XF VALUE				36,484	
TOTAL LAND VALUE - MARKET				319,704	
TOTAL MARKET VALUE				523,194	
SOH/AGL Deduction				174,857	
ASSESSED VALUE				348,337	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				348,337	
TOTAL JUST VALUE				523,194	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				528,411	

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						
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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\$.						

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