

HARRIS TEETER PROPERTIES LLC
701 CRESTDALE ROAD
MATTHEWS, NC 28105

00-00-30-0760-0015-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																																					
Exterior Wall	20	FACE BRICK 100								1402	04	5,965	115.3824	142.50	850,012								2013	2020	0	10	2.00	88.00	VALUATION BY																														
Roof Structur	09	RIDGE FRME 100								1 CONVSTORE - 0% - 0										Heated Area: 5880										HX Base Yr										STANDARD																			
Roof Cover	02	ROLL COMP 80																																						Tax Group: 8																			
Roof Cover	12	MODULAR MT 20																																						Tax Dist:																			
Interior Wall	05	DRYWALL 70																																						BUILDING MARKET VALUE																			
Interior Wall	08	DECORATIVE 30																																						TOTAL MARKET OB/XF VALUE																			
Interior Floo	07	CORK/VTILE 70																																						TOTAL LAND VALUE - MARKET																			
Interior Floo	11	CLAY TILE 30																																						TOTAL MARKET VALUE																			
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction																			
Air Condition	04	ROOF TOP 100																																						ASSESSED VALUE																			
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE																			
Fixtures		24 100																																						BASE TAXABLE VALUE																			
Frame	03	MASONRY 100																																						TOTAL JUST VALUE																			
Story Height		14 100																																						NCON VALUE																			
RMS		6 100																																						INCOME VALUE																			
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE																			
Units		0 100																																																									
BUD8 Adjustme	05	DIST 1A 100																																																									
Quapancy	08	ONE 190																																																									
Quapancy	08	ONE 190																																																									
DOR CODE	1410	CONVENIENCE STORES																																																									
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC	3016.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	4,094	100	2013	4,094	513,388																																																						
BAS	234	100	2014	234	29,344																																																						
BAS	500	100	2014	500	62,700																																																						
BAS	1,052	100	2014	1,052	131,921																																																						
CAN	8	30	2014	2	251																																																						
CAN	8	30	2014	2	251																																																						
CAN	270	30	2014	81	10,158																																																						
PTO	8	5	2014	0	0																																																						
PTO	8	5	2014	0	0																																																						
TOTALS	6,182			5,965	748,011																																																						
EXTRA FEATURES										5518 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE 08/01/2024										REA KW										LGL DATE 04/21/2025										DC									
																				XF DATE 12/03/2024																																							
																				INC DATE																																							
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	0810	CONCRETE A	0	0	0	0	1,624.00	SF	6.50	6.50	100	2013	2013	3	93	9,817																																											
2	0803	ASPHALT C	0	0	0	0	24,017.00	SF	2.00	2.00	100	2013	2013	3	70	33,624																																											
3	0812	CONCRETE C	0	0	0	0	9,196.00	SF	4.00	4.00	100	2013	2013	3	93	34,209																																											
4	0819	CONC 12"	0	0	0	0	240.00	SF	9.50	9.50	100	2013	2013	3	93	2,120																																											
5	0524	PUMP ISLND	0	0	0	0	240.00	SF	4.50	4.50	100	2013	2013	3	98	1,058																																											
6	4950	BOLLARD	0	0	0	0	39.00	UT	100.00	100.00	100	2013	2013	3	100	3,900																																											
7	7000	SIGN	0	0	0	0	80.00	SF	100.00	100.00	100	2013	2013	3	55	4,400																																											
8	0940	SHEDS/PORT	0	0	14	9	126.00	SF	30.00	30.00	100	2013	2013	3	55	2,079																																											
9	0976	DECORATIVE	0	0	0	0	33.00	UT	125.00	125.00	100	2013	2013	3	83	3,424																																											
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2013	2013	3	55	440																																											
LAND DESCRIPTION										TOTAL OB/XF										95,071																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	CG	0.00	0.00	73,159.00	SF		1.00	1.00	1.00	20.00	20.00	1,463,180																																										

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				8																										
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: 8										Tax Dist:																				
																														BUILDING MARKET VALUE										748,011																				
																														TOTAL MARKET OB/XF VALUE										211,216																				
																														TOTAL LAND VALUE - MARKET										1,463,180																				
																														TOTAL MARKET VALUE										2,422,407																				
																														SOH/AGL Deduction										0																				
																														ASSESSED VALUE										2,422,407																				
																														TOTAL EXEMPTION VALUE										0																				
																														BASE TAXABLE VALUE										2,422,407																				
																														TOTAL JUST VALUE										2,422,407																				
																														NCON VALUE										0																				
																														INCOME VALUE																														
																														PREVIOUS YEAR MKT VALUE										2,313,512																				

HARRIS TEETER PROPERTIES LLC
701 CRESTDALE ROAD
MATTHEWS, NC 28105

00-00-30-0760-0015-0010

[illegible]