IN OR 963/912

FAL INC
255 PIGEON RIVER FARM RD
WAYNESVILLE, NC 28785

2025

25-2N-28-0000-0002-0470

BUILDING CHARACTERISTICS

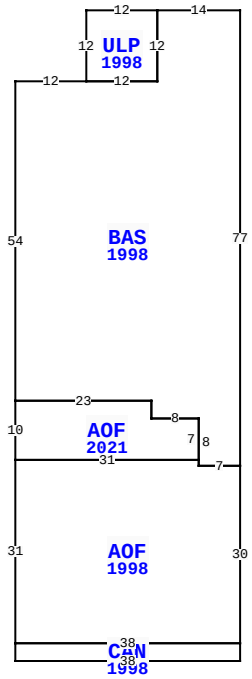
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,171	185	1998	2,166	135,713
AOF	286	185	2021	529	33,145
BAS	2,321	100	1998	2,321	145,425
CAN	114	30	1998	34	2,130
ULP	144	30	1998	43	2,695
TOTALS	4,036			5,093	319,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	5,093	89.1072	76.41	389,156	1998	2003	0	0	0	18.00	82.00

1 SERV SHOP - 0% - 0 Heated Area: 3778 HX Base Yr



96055 NASSAU PL, YULEE

BLD DATE			LGL DATE		
XF DATE	04/09/2025	KW	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	963,594
TOTAL MARKET OB/XF VALUE	85,969
TOTAL LAND VALUE - MARKET	1,061,775
TOTAL MARKET VALUE	2,111,338
SOH/AGL Deduction	185,143
ASSESSED VALUE	1,926,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,926,195
TOTAL JUST VALUE	2,111,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,794,041

SHOREBREAK SERVICES : BLDG #1 @ 96041 NASSAU PL &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007408	REMODEL	0	06/08/2021
E20735	ELEC OTHER	750	04/01/2008
M13543	MECH OTHER	0	01/01/2008
E20287	ELEC OTHER FOR SI	37,000	12/01/2007
E20290	ELEC OTHER FOR SI	750	12/01/2007
E20291	ELEC OTHER FOR SI	750	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/0912	12/21/2000	WD	Q	I	02	96,400
GRANTOR: WEST INVESTMENTS INC						
GRANTEE: FAL INC						
0800/0472	7/17/1997	WD	Q	V		135,900
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: WEST INVESTMENTS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W14 S12 W12 W12 S54 E23 S3 E8 S8 E7 N77 $
AOF=[YR=1998;ORIG=-38,76] S31 E38 N30 W7 N1 W31 $
AOF=[YR=2021;ORIG=-38,66] S10 E31 N7 W8 N3 W23 $
ULP=[YR=1998;ORIG=-14,0] W12 S12 E12 N12 $
CAN=[YR=1998;ORIG=-38,107] S3 E38 N3 W38 $
.

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	0810	CONCRETE A	0	0	0	0	790.00	SF	6.50	6.50	100	1998	1998	3	73	3,749	
2	0803	ASPHALT C	0	0	0	0	24,400.00	SF	2.00	2.00	100	1998	1998	3	50	24,400	
4	0400	CONC CURB	0	0	0	0	368.00	LF	15.00	15.00	100	1998	1998	3	80	4,416	
5	0427	CL FNC 10'	0	0	0	0	34.00	LF	13.51	13.51	100	1998	1998	3	42	193	
6	0803	ASPHALT C	0	0	0	0	17,044.00	SF	2.00	2.00	100	2008	2008	3	60	20,453	
7	0400	CONC CURB	0	0	0	0	192.00	LF	15.00	15.00	100	2008	2008	3	91	2,621	
8	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	2008	2008	3	88	3,240	
9	1126	CB/STC 8"	0	0	6	37	222.00	SF	8.00	8.00	100	2008	2008	3	88	1,563	
10	0424	CL FNC 6'	0	0	0	0	784.00	LF	20.00	20.00	100	2008	2008	3	72	11,290	
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

TOTAL OB/XF 72,141

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	PUD	474.00	300.00	141,570.00	SF		1.00	1.00	1.00	7.50	7.50	1,061,775							

REVIEW DATE 04/09/2025 BY KW Total Acres: 0.00 Total Land Value: 1,061,775 Market: 0 Agricultural: 0 Common: 1,061,775 PRINTED 07/30/2025 BY SYS

IN OR 963/912

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2025

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BUILDING CHARACTERISTICS

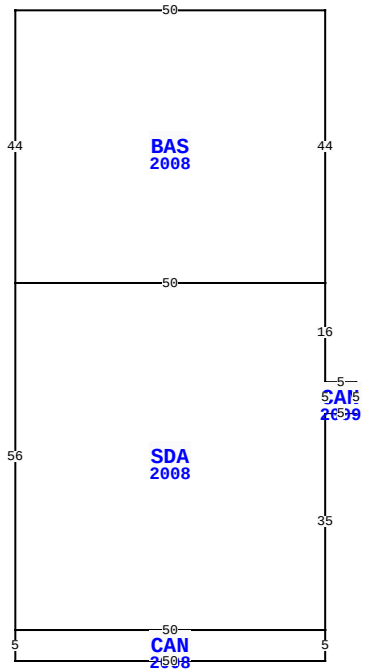
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2008	2,200	264,380
CAN	250	30	2008	75	9,013
CAN	25	30	2009	8	961
SDA	2,800	110	2008	3,080	370,132
TOTALS	5,275			5,363	644,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	5,363	97.8894	136.56	732,371	2008	2008	0	0	0	12.00	88.00

2 RETAILSTOR – 0% - 0 Heated Area: 5000 HX Base Yr



96055 NASSAU PL, YULEE

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	2,111,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,794,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20292	ELEC OTHER FOR SI	750	12/01/2007
C20697	CO ISSUED	0	10/01/2007
P12817	OTHER	0	10/01/2007
B20697	NEW CONSTR	388,000	10/01/2007
980132	SIGNS	1,600	12/01/1998
980124	SIGN	8,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/0912	12/21/2000	WD	Q	I	02	96,400
GRANTOR: WEST INVESTMENTS INC						
GRANTEE: FAL INC						
0800/0472	7/17/1997	WD	Q	V		135,900
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: WEST INVESTMENTS IN						

BUILDING NOTES

BUILDING DIMENSIONS

SDA=[YR=2008;ORIG=-100,-11] W50 S56 E50 N35 N5 N16 $
BAS=[YR=2008;ORIG=-100,-55] W50 S44 E50 N44 $
CAN=[YR=2008;ORIG=-100,45] W50 S5 E50 N5 $
CAN=[YR=2009;ORIG=-100,5] S5 E5 N5 W5 $
.

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
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
13	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2008	2008	3	100	400	
15	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2008	2008	3	31	248	
16	0819	CONC 12"	0	0	0	0	1,477.00	SF	9.50	9.50	100	2008	2008	3	88	12,348	
17	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1998	1998	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,828

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

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