

LOWE'S HOME CENTERS INC
1000 LOWE'S BLVD
MOORESVILLE, NC 28117

39-2N-28-0000-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 15										1303 04 145,630 88.9200 53.35 7,769,360 2002 2002 0 0 28 11.00 61.00										Tax Group: 4 Tax Dist:									
Roof Structur 09										1 WAREH DISC - 0% - 0 Heated Area: 137981 HX Base Yr										BUILDING MARKET VALUE 4,739,310									
Roof Cover 04										C35N 2002										TOTAL MARKET OB/XF VALUE 1,351,378									
Interior Wall 01										MINIMUM 100										TOTAL LAND VALUE - MARKET 2,590,271									
Interior Floo 03										CONC FINSH 100										TOTAL MARKET VALUE 8,680,959									
Ceiling 04										NONE 100										SOH/AGL Deduction 0									
Air Condition 04										ROOF TOP 100										ASSESSED VALUE 8,680,959									
Heating Type 04										AIR DUCTED 100										TOTAL EXEMPTION VALUE 0									
Fixtures 29 100										29 100										BASE TAXABLE VALUE 8,680,959									
Frame 03										MASONRY 100										TOTAL JUST VALUE 8,680,959									
Story Height 24 100										24 100										NCON VALUE 0									
RMS 20 100										20 100										INCOME VALUE									
Stories 1. 100										1. 100										PREVIOUS YEAR MKT VALUE 8,574,848									
Units 0 100										0 100										LOWE'S									
BUD8 Adjustme 04										DIST 01 100																			
Occupancy 00										OWNER OCC 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 488 100 2002										488 15,881																			
AOF 3,979 100 2002										3,979 129,491																			
BAS 132,630 100 2002										132,630 316,245																			
CAN 125 30 2002										38 1,236																			
CAN 150 30 2002										45 1,465																			
CAN 917 30 2002										275 8,949																			
CAN 1,200 30 2002										360 11,716																			
CAN 1,258 30 2002										377 12,269																			
CAN 4,000 30 2002										1,200 39,052																			
CAN 4,096 30 2002										1,229 39,996																			
TOTALS 164,764										145,630 4,739,310																			
EXTRA FEATURES										474283 SR 200, FERNANDINA BEACH																			
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 0972										ST LGHT UN										0 0 0 0 26.00 UT 2,530.00 2,530.00 100 2002 2002 3 55 36,179									
2 0975										ST LT/ARM										0 0 0 0 36.00 UT 500.00 500.00 100 2002 2002 3 55 9,900									
3 4950										BOLLARD										0 0 0 0 50.00 UT 100.00 100.00 100 2002 2002 3 100 5,000									
4 0920										CWALL-WD/M										0 0 0 0 730.00 LF 390.00 390.00 100 2002 2002 3 20 56,940									
5 1132										REINFR 12										0 0 0 0 1,230.00 SF 7.40 7.40 100 2002 2002 3 94 8,556									
8 0422										CL FNC 4'										0 0 0 0 436.00 LF 17.25 17.25 100 2002 2002 3 55 4,137									
9 0424										CL FNC 6'										0 0 0 0 54.00 LF 23.00 23.00 100 2002 2002 3 55 683									
10 0424										CL FNC 6'										0 0 0 0 720.00 LF 20.00 20.00 100 2002 2002 3 55 7,920									
11 0426										CL FNC 12'										0 0 0 0 30.00 LF 17.94 17.94 100 2002 2002 3 55 296									
12 0425										CL FNC 8'										0 0 0 0 305.00 LF 22.90 22.90 100 2002 2002 3 55 3,841									
LAND DESCRIPTION										TOTAL OB/XF 133,452																			
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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									
2 009602										C										RETENTION PO									
REVIEW DATE										04/08/2025										BY									
KW										Total Acres: 3.00										Total Land Value: 2,590,271									
Market: 0										Agricultural: 0										Common: 2,590,271									
PRINTED 07/30/2025 BY SYS																													

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