

LOTS 21 THRU 31
IN OR 766/1471
ESMT IN OR 766/1473

ADVANCE STORES CO INC #9154
ATTN:LEASE & PROPERTY TAX ACCT, P O BOX 2710
ROANOKE, VA 24001-2710

2025

49-2N-25-4120-0021-0000



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	01	MINIMUM 90			
Interior Wall	05	DRYWALL 10			
Interior Floo	07	CORK/VTILE 100			
Ceiling	04	NONE 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	6	100			
Frame	03	MASONRY 100			
Story Height		15 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		1100STORES, 1 STORY			
MAP NUM		MKT AREA			07
NEIGHBORHOOD/LOC		1290.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	36	100	1996	36	1,925
BAS	6,739	100	1996	6,739	360,297
CAN	50	30	1997	15	802
TOTALS		6,825		6,790	363,024

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	6,790	85.1720	118.81	806,720	1996	1996	0	0	25	30.00	45.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 6775													
HX Base Yr													
542035 US HWY 1, CALLAHAN													
BLD DATE 08/01/2024 REA LGL DATE													
XF DATE 02/17/2022 KK													
INC DATE AG DATE													

TOTALS		6,823			6,790	363,624	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	0	0	0	
2	0400	CONC CURB	0	0	0	0	
3	0424	CL FNC 6'	0	0	0	0	
4	0463	FENCE GATE	0	0	0	0	
5	6001	ROLLUP DR	0	0	0	0	
6	0972	ST LGHT UN	0	0	0	0	
7	0975	ST LT/ARM	0	0	0	0	
8	0978	SECURTY LT	0	0	0	0	

LAND DESCRIPTION										TOTAL OB/XF					64,714			
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	LA VAL	
1	001100	C	STORE 1FLR	0	0004	CH	225.00	260.00	97,470.00	SF		1.00	1.00	0.75	7.00	5.25	5	

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 1												Tax Dist:	
BUILDING MARKET VALUE												363,024	
TOTAL MARKET OB/XF VALUE												64,714	
TOTAL LAND VALUE - MARKET												511,718	
TOTAL MARKET VALUE												939,456	
SOH/AGL Deduction												124,594	
ASSESSED VALUE												814,862	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												814,862	
TOTAL JUST VALUE												939,456	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												965,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2589	SIGN	2,000	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
0766/1471	7/29/1996	WD	Q		V		170,000
GRANTOR: COURSON ROBERT & MART							
GRANTEE: DISCOUNT AUTO PARTS							

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BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1996] W65 S95 CAN=[YR=1997] S10 E10 U10 L10 \$ R10 D10 E35 AOF=[YR=1996] E6 N6 W6 S6\$ N6 E6 S6 E14 N105\$.													