

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	151.15	901,610	2013	2020	0	0	10	3.00	87.00	VALUATION BY								
Roof Structur	09	RIDGE FRME 100								1 CONVSTORE 0% - 0														STANDARD							
Roof Cover	02	ROLL COMP 80								Heated Area: 5880														HX Base Yr							
Roof Cover	12	MODULAR MT 20																													
Interior Wall	05	DRYWALL 70																													
Interior Wall	08	DECORATIVE 30																													
Interior Floo	07	CORK/VTILE 70																													
Interior Floo	11	CLAY TILE 30																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	04	ROOF TOP 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures		24 100																													
Frame	03	MASONRY 100																													
Story Height		14 100																													
RMS		6 100																													
Stories	1.	1. 100																													
Units		0 100																													
BUD8 Adjustme	05	DIST 1A 100																													
Quampacy	08	ONE1190Level 03																													
DOR CODE	1410	CONVENIENCE STORES																													
MAP NUM		MKT AREA								03																					
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	538,363																										
BAS	234	100	2014	234	30,771																										
BAS	500	100	2014	500	65,750																										
BAS	1,052	100	2014	1,052	138,339																										
CAN	8	30	2014	2	263																										
CAN	8	30	2014	2	263																										
CAN	270	30	2014	81	10,651																										
PTO	8	5	2014	0	0																										
PTO	8	5	2014	0	0																										
TOTALS	6,182			5,965	784,401																										
EXTRA FEATURES						5518 S FLETCHER AVE, 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	0810	CONCRETE A	0	0	0	0	1,624.00	SF	6.50	6.50	100	2013	2013	3	92	9,712															
2	0803	ASPHALT C	0	0	0	0	24,017.00	SF	2.00	2.00	100	2013	2013	3	68	32,663															
3	0812	CONCRETE C	0	0	0	0	9,196.00	SF	4.00	4.00	100	2013	2013	3	92	33,841															
4	0819	CONC 12"	0	0	0	0	240.00	SF	9.50	9.50	100	2013	2013	3	92	2,098															
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	50	4,000															
8	0940	SHEDS/PORT	0	0	14	9	126.00	SF	30.00	30.00	100	2013	2013	3	50	1,890															
9	0976	DECORATIVE	0	0	0	0	33.00	UT	125.00	125.00	100	2013	2013	3	81	3,341															
10	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2013	2013	3	50	400															
LAND DESCRIPTION						TOTAL OB/XF 92,903																									
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	22.00	22.00	1,609,498														
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