PT GOVT LOT 4 OF SEC 6-3N-26E
IN OR 1081/754 & OR 1081/772
(EX CNSVTN ESMT OR 1229/1645)

WAL-MART STORES EAST L P
ATTN: PROPERTY TAX DEPARMENT , STORE #5037 / MS 0555
BENTONVILLE, AR 72716-0555

2026

06-3N-26-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ALDERMAN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,597
TOTAL MARKET VALUE	210,597
SOH/AGL Deduction	76,228
ASSESSED VALUE	134,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,369
TOTAL JUST VALUE	210,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/0772	9/18/2002	QC	Q	V	06	100
GRANTOR: RAYONIER TMBRLNDS OPR						
GRANTEE: WAL-MART STORES EAS						
1081/0762	9/18/2002	QC	U	V	10	100
GRANTOR: RAYONIER INC						
GRANTEE: WAL-MART STORES EAS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	18.97	AC		1.00	1.00	1.00	11,000.00	11,000.00	208,670							
2	009606	C	CONSERVATION	0		OR	0.00	0.00	19.27	AC		1.00	1.00	1.00	100.00	100.00	1,927							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 38.24 Total Land Value: 210,597 Market: 0 Agricultural: 0 Common: 210,597 PRINTED 07/09/2026 BY SYS