

AUTOZONE STORES INC
123 S FRONT ST, THIRD FLOOR
MEMPHIS, TN 38103

29-2N-25-0000-0061-0000

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										
Exterior Wall	15	CONC BLOCK 100								1101	04	6,795	92.7045	137.20	932,274	2013	2013	0	0	30	8.00	62.00	VALUATION BY									
Roof Structure	09	RIDGE FRME 100								2 RETAILSTOR 0% - 0														Heated Area: 6795								
Roof Cover	04	BUILT-UP 100																						HX Base Yr								
Interior Wall	05	DRYWALL 100																						Tax Group: 1								
Interior Floor	07	CORK/VTILE 70																						Tax Dist:								
Interior Floor	03	CONC FINSH 30																						BUILDING MARKET VALUE								
Ceiling	04	NONE 100																						TOTAL MARKET OB/XF VALUE								
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET								
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE								
Fixtures	7	100																						SOH/AGL Deduction								
Frame	03	MASONRY 100																						ASSESSED VALUE								
Story Height		16 100																						TOTAL EXEMPTION VALUE								
RMS		2 100																						BASE TAXABLE VALUE								
Stories	1.	1. 100																						TOTAL JUST VALUE								
Units		0 100																						NCON VALUE								
Occupancy	00	NONE 100																						INCOME VALUE								
Quality		02	Quality Level 02																						PREVIOUS YEAR MKT VALUE							
DOR CODE		1100	STORES, 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																											
BAS	6,795	100	2013	6,795	578,010																											
TOTALS		6,795			6,795	578,010																										
EXTRA FEATURES										45611 FIFTH AVE, CALLAHAN										BLD DATE 02/07/2020 KKA KKA LGL DATE 05/12/2026 DC												
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	0812	CONCRETE C	0	0	0	0	7,766.00	SF	4.00	4.00	100	2013	2013	3	92	28,579																
2	0803	ASPHALT C	0	0	0	0	10,590.00	SF	2.00	2.00	100	2013	2013	3	68	14,402																
3	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	2013	2013	3	92	4,931																
4	0400	CONC CURB	0	0	0	0	907.00	LF	15.00	15.00	100	2013	2013	3	94	12,789																
5	0819	CONC 12"	0	0	0	0	104.00	SF	9.50	9.50	100	2013	2013	3	92	909																
6	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2013	2013	3	94	47																
7	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2013	2013	3	100	1,600																
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	10,247																
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2013	2013	3	81	2,552																
10	6001	ROLLUP DR	0	0	8	6	1.00	UT	400.00	400.00	100	2013	2013	3	50	200																
LAND DESCRIPTION										TOTAL OB/XF										76,256												
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	001100	C	STORE 1FLR	0	0004	CH	0.00	0.00	47,740.00	SF		1.00	1.00	1.00	9.70	9.70	463,078															

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