

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	A/YB	EYB	ECON	FNCT	AP	NORM	% COND										
Exterior Wall	09	15	CONC BLOCK 100								1303	04	145,630	88.9200	56.69	8,255,765	2002	2002	0	0	28	11.50	60.50	VALUATION BY								
Ridge Structure	09	01	RIDGE FRME 100								1 WAREH DISC 0% - 0														Heated Area: 137981							
Roof Cover	04	01	BUILT-UP 100								C35N 2002														C35N 2002							
Interior Wall	01	01	MINIMUM 100								ULP 2026														CAN 2002							
Interior Floor	03	04	CONC FINSH 100								CAN 2002														CAN 2002							
Ceiling	04	04	NONE 100								CAN 2002														CAN 2002							
Air Condition	04	04	ROOF TOP 100								CAN 2002														CAN 2002							
Heating Type	04	04	AIR DUCTED 100								CAN 2002														CAN 2002							
Fixtures			29 100								CAN 2002														CAN 2002							
Frame			MASONRY 100								CAN 2002														CAN 2002							
Story Height			24 100								CAN 2002														CAN 2002							
RMS			20 100								CAN 2002														CAN 2002							
Stories			1. 100								CAN 2002														CAN 2002							
Units			0 100								CAN 2002														CAN 2002							
BUD8 Adjustme	04	00	DIST 01 100								CAN 2002														CAN 2002							
Occupancy	00	00	OWNER OCC 100								CAN 2002														CAN 2002							
Quality		03	Quality Level 03								CAN 2002														CAN 2002							
DOR CODE		1100	STORES, 1 STORY								CAN 2002														CAN 2002							
MAP NUM			MKT AREA				04		CAN 2002														CAN 2002									
NEIGHBORHOOD/LOC		4002.00																		CAN 2002												
AREA TYPE	GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
AOF	488	100	2002	488	16,737																											
AOF	3,979	100	2002	3,979	136,470																											
BAS	132,630	100	2002	132,630	548,871																											
CAN	125	30	2002	38	1,303																											
CAN	150	30	2002	45	1,543																											
CAN	917	30	2002	275	9,432																											
CAN	1,200	30	2002	360	12,347																											
CAN	1,258	30	2002	377	12,930																											
CAN	4,000	30	2002	1,200	41,157																											
CAN	4,096	30	2002	1,229	42,152																											
TOTALS		164,764			145,630	4,994,738																										
EXTRA FEATURES										474283 SR 200, FERNANDINA BEACH										BLD DATE												
																				XF DATE												
																				LGL DATE												
																				LAND DATE												
																				AG DATE												
																				04/16/2026 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	0972	ST LGHT UN	0	0	0	26.00	UT	2,530.00	2,530.00	100	2002	2002	3	52	34,206																	
2	0975	ST LT/ARM	0	0	0	36.00	UT	500.00	500.00	100	2002	2002	3	52	9,360																	
3	4950	BOLLARD	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	730.00	LF	390.00	390.00	100	2002	2002	3	20	56,940																	
5	1132	REINFR	12	0	0	1,230.00	SF	7.40	7.40	100	2002	2002	3	94	8,556																	
6	0422	CL FNC	4'	0	0	436.00	LF	17.25	17.25	100	2002	2002	3	52	3,911																	
7	0424	CL FNC	6'	0	0	54.00	LF	23.00	23.00	100	2002	2002	3	52	646																	
8	0424	CL FNC	6'	0	0	720.00	LF	20.00	20.00	100	2002	2002	3	52	7,488																	
9	0426	CL FNC	12'	0	0	30.00	LF	17.94	17.94	100	2002	2002	3	52	280																	
10	0425	CL FNC	8'	0	0	305.00	LF	22.90	22.90	100	2002	2002	3	52	3,632																	
LAND DESCRIPTION										TOTAL OB/XF										130,019												
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	CG	0.00	0.00	609,405.00	SF		1.00	1.00	1.00	5.00	5.00	3,047,025															
2	009602	C	RETENTION PO	0	0004	CG	0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300															
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															
																									VALUATION BY					STANDARD									
																									Tax Group: 4					Tax Dist:									
																									BUILDING MARKET VALUE					4,994,738									
																									TOTAL MARKET OB/XF VALUE					1,336,665									
																									TOTAL LAND VALUE - MARKET					3,047,325									
																									TOTAL MARKET VALUE					9,378,728									
																									SOH/AGL Deduction					0									
																									ASSESSED VALUE					9,378,728									
																									TOTAL EXEMPTION VALUE					0									
																									BASE TAXABLE VALUE					9,378,728									
																									TOTAL JUST VALUE					9,378,728									
																									NCON VALUE					0									
																									INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE					8,680,959									