PARCEL 2
IN OR 1876/115
UTIL ESMTS PT OR 1769/492-513

REALTY INCOME PROPS 29 LLC/
C/O FAMILY DOLLAR STORES INC, ATTN: DEPT 300 STORE #23657
CHESAPEAKE, VA 23320

2026

42-2N-27-1330-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	NL	NET LEASE 100
Quality	04	Quality Level 04

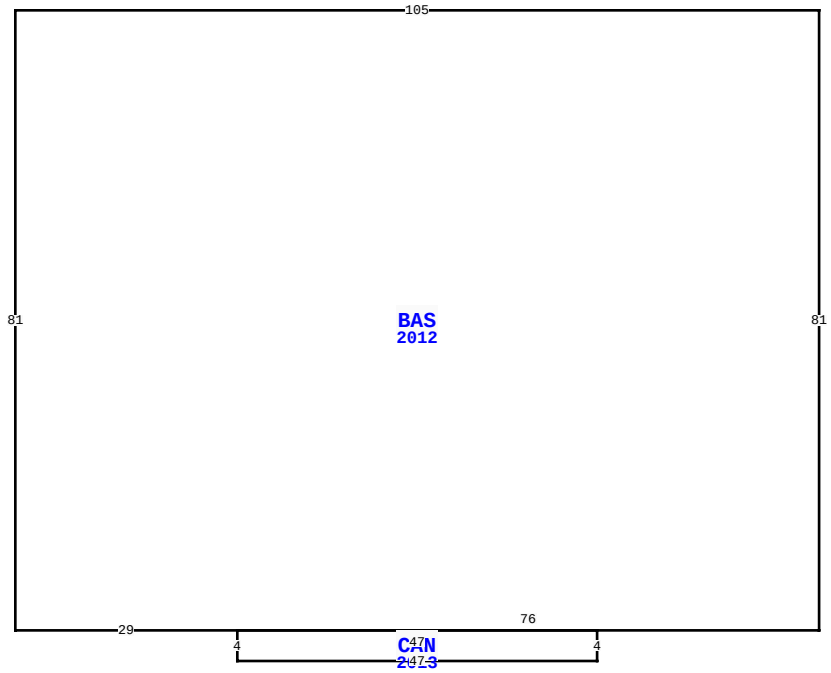
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,505	100	2012	8,505	1,214,568
CAN	188	30	2013	56	7,997
TOTALS	8,693			8,561	1,222,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	8,561	106.0359	156.93	1,343,478	2012	2012	0	0	0	9.00	91.00

1 RETAILSTOR 0% - 0 Heated Area: 8505 HX Base Yr



463352 SR 200, YULEE

BLD DATE	04/10/2019	KK	LGL DATE	
XF DATE			LAND DATE	04/16/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,222,565
TOTAL MARKET OB/XF VALUE	70,860
TOTAL LAND VALUE - MARKET	817,398
TOTAL MARKET VALUE	2,110,823
SOH/AGL Deduction	216,823
ASSESSED VALUE	1,894,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,894,000
TOTAL JUST VALUE	2,110,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,721,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25431	CO ISSUED	0	06/05/2012
M1217226	MECH OTHER	0	05/01/2012
E25071	ELEC OTHER	0	05/01/2012
M17226	MECH OTHER	0	05/01/2012
M16977	H/AC	0	03/01/2012
E24623	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/0115	8/15/2013	SW	Q	I	01	1,636,600
GRANTOR: FAMILY DOLLAR STORES						
GRANTEE: REALTY INCOME PROPE						
1804/0643	7/23/2012	WD	Q	I	01	1,611,700
GRANTOR: MINER ROAD #2 LLC						
GRANTEE: FAMILY DOLLAR STORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W105S81E29 CAN=[YR=2013] S4 E47 N4 W47$
E76N81$.

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
1	0803	ASPHALT C	0	0	0	0	17,314.00	SF	2.00	2.00	100	2012	2012	3	66	22,854	
2	0810	CONCRETE A	0	0	0	0	2,378.00	SF	6.50	6.50	100	2012	2012	3	91	14,066	
3	0400	CONC CURB	0	0	0	0	771.00	LF	15.00	15.00	100	2012	2012	3	94	10,871	
4	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2012	2012	3	78	2,457	
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	2012	2012	3	100	1,300	
6	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2012	2012	3	78	9,867	
7	0975	ST LT/ARM	0	0	0	0	7.00	UT	500.00	500.00	100	2012	2012	3	78	2,730	
8	1123	CB 8"	0	0	0	0	480.00	SF	6.15	6.15	100	2012	2012	3	91	2,686	
9	0810	CONCRETE A	0	0	34	12	408.00	SF	6.50	6.50	100	2012	2012	3	91	2,413	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	600.00	600.00	100	2012	2012	3	78	1,404	

TOTAL OB/XF 70,648

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0		CG	0.00	0.00	60,548.00	SF		1.00	1.00	1.00	13.50	13.50	817,398							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 817,398 Market: 0 Agricultural: 0 Common: 817,398 PRINTED 07/09/2026 BY SYS

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,721,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15658	NEW CONSTR	0	01/01/2012
B1125431	NEW CONSTR	884,915	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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
11	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2012	2012	3	94	212	

TOTAL OB/XF 212

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 817,398 Market: 0 Agricultural: 0 Common: 817,398 PRINTED 07/09/2026 BY SYS