

LOTS 21 THRU 31
IN OR 766/1471
ESMT IN OR 766/1473

ADVANCE STORES CO INC #9154
ATTN:LEASE & PROPERTY TAX ACCT, P O BOX 2710
ROANOKE, VA 24001-2710

2026

49-2N-25-4120-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 90			
Interior Wall	05	DRYWALL 10			
Interior Floo	07	CORK/VTILE 100			
Ceiling	04	NONE 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Story Height		15 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
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
AOF	36	100	1996	36	1,951
BAS	6,739	100	1996	6,739	365,264
CAN	50	30	1997	15	813
TOTALS		6,825		6,790	368,028

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	6,790	85.1720	126.05	855,880	1996	1996	0	0	25	32.00	43.00	

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Heated Area: 6775

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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	0	0	0	17,407.00	SF	4.00	4.00	100	1996	1996
2	0400	CONC CURB	0	0	0	0	740.00	LF	15.00	15.00	100	1996	1996
3	0424	CL FNC 6'	0	0	0	0	562.00	LF	23.00	23.00	100	1996	1996
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1996	1996
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1996	1996
8	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1996	1996

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001100	C	STORE 1FLR	0	0004	CH	225.00	260.00	97,470.00	SF		1.00	0.75

NASSAU COUNTY PROPERTY				PAGE 1 of 1		1
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE				368,028		
TOTAL MARKET OB/XF VALUE				62,480		
TOTAL LAND VALUE - MARKET				529,993		
TOTAL MARKET VALUE				960,501		
SOH/AGL Deduction				64,153		
ASSESSED VALUE				896,348		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				896,348		
TOTAL JUST VALUE				960,501		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				939,456		