

W1/2 LOT 7, LOTS 8, 9 & 10,
PT OF LOTS 11, 12, 13 & PT OF
SEC'S 42-2N-27E & 51-3N-27E

GTY EPP LEASING LLC
1410 COMMONWEALTH DR SUITE 202
WILMINGTON, NC 28403

2026

51-3N-27-4840-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height	16	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	2016	826	113,146
BAS	3,045	100	2016	3,045	417,106
CAN	224	30	2016	67	9,178
UST	1,960	40	2016	784	107,393

TOTALS 6,055 4,722 646,822

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	27,898.00	SF	2.00	2.00	100	2016	2016	3	74	41,289	
2	0810	CONCRETE A	0	0	62	20	1,240.00	SF	6.50	6.50	100	2016	2016	3	95	7,657	
3	0400	CONC CURB	0	0	0	0	1,249.00	LF	15.00	15.00	100	2016	2016	3	96	17,986	
4	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2016	2016	3	87	22,011	
5	0524	PUMP ISLND	0	0	0	0	420.00	SF	4.50	4.50	100	2016	2016	3	98	1,852	
6	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	100	2016	2016	3	100	4,200	
7	1128	BRICK 12"	0	0	0	0	282.00	SF	14.00	14.00	100	2016	2016	3	98	3,869	
8	0850	PEBBLE WLK	0	0	0	0	1,778.00	SF	3.50	3.50	100	2016	2016	3	95	5,912	
9	4310	CANOPIES F	0	0	136	46	6,256.00	UT	22.75	22.75	100	2016	2016	3	55	78,278	
10	0920	CWALL-WD/M	0	0	0	0	339.00	LF	390.00	390.00	100	2016	2016	3	65	85,937	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0		CI	0.00	0.00	82,459.00	SF		1.00	1.00	1.00	15.00	15.00	1,236,885							

REVIEW DATE 07/09/2024 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1402	04	4,722	110.0682	144.19	680,865	2016	2016		0	0	5.00	95.00	
1 CONVSTORE 0% - 0 Heated Area: 3871 HX Base Yr													

850850 US HWY 17, YULEE

850850 US HWY 17, YULEE					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
27,898.00	SF	2.00	2.00	100	2016	2016	3	74	41,289	
1,240.00	SF	6.50	6.50	100	2016	2016	3	95	7,657	
1,249.00	LF	15.00	15.00	100	2016	2016	3	96	17,986	
10.00	UT	2,530.00	2,530.00	100	2016	2016	3	87	22,011	
420.00	SF	4.50	4.50	100	2016	2016	3	98	1,852	
42.00	UT	100.00	100.00	100	2016	2016	3	100	4,200	
282.00	SF	14.00	14.00	100	2016	2016	3	98	3,869	
1,778.00	SF	3.50	3.50	100	2016	2016	3	95	5,912	
6,256.00	UT	22.75	22.75	100	2016	2016	3	55	78,278	
339.00	LF	390.00	390.00	100	2016	2016	3	65	85,937	

TOTAL OB/XF											268,991	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	CI	0.00	0.00	82,459.00	SF		1.00	1.00	1.00	15.00	15.00	1,

Market: 0 Agricultural: 0 Common: 1,236,885

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			646,822
TOTAL MARKET OB/XF VALUE			318,495
TOTAL LAND VALUE - MARKET			1,236,885
TOTAL MARKET VALUE			2,202,202
SOH/AGL Deduction			0
ASSESSED VALUE			2,202,202
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,202,202
TOTAL JUST VALUE			2,202,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,098,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531295	NEW CONSTR	0	04/07/2016
B1530893	NEW CONSTR	132,512	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2145/1935	9/01/2017	SW	Q	I	01	2,102,700	
GRANTOR: COWFORD HOLDINGS LLC							
GRANTEE: GTY EPP LEASING LLC							
1791/0113	4/16/2012	WD	U	V	38	675,000	
GRANTOR: WALGREEN CO							
GRANTEE: COWFORD HOLDINGS LL							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W29 BAS=[YR=2016] W50 UST=[YR=2016] W40 S49
E40 N49\$ S49 E4 CAN=[YR=2016] S8 E28 N8 W28\$ E63 N35 W17
N14\$ S14 E17 S35 E12 N49\$.

GTY EPP LEASING LLC
1410 COMMONWEALTH DR SUITE 202
WILMINGTON, NC 28403

51-3N-27-4840-0007-0020

REVIEW DATE	07/09/2024	BY	KBA	Total Acres: 1.89	Total Land Value: 1,236,885	Market: 0	Agricultural: 0	Common: 1,236,885	PRINTED 07/09/2026 BY SYS
-------------	------------	----	-----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------

GTY EPP LEASING LLC
1410 COMMONWEALTH DR SUITE 202
WILMINGTON, NC 28403

51-3N-27-4840-0007-0020

[illegible]