

LOT 18
DUNES OF AMELIA PHASE 1
PBK 8/88

KING SAM C JR & SUZANNE N
605 WELLINGTON RD
WINSTON SALEM, NC 27106

2023

00-00-30-044D-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

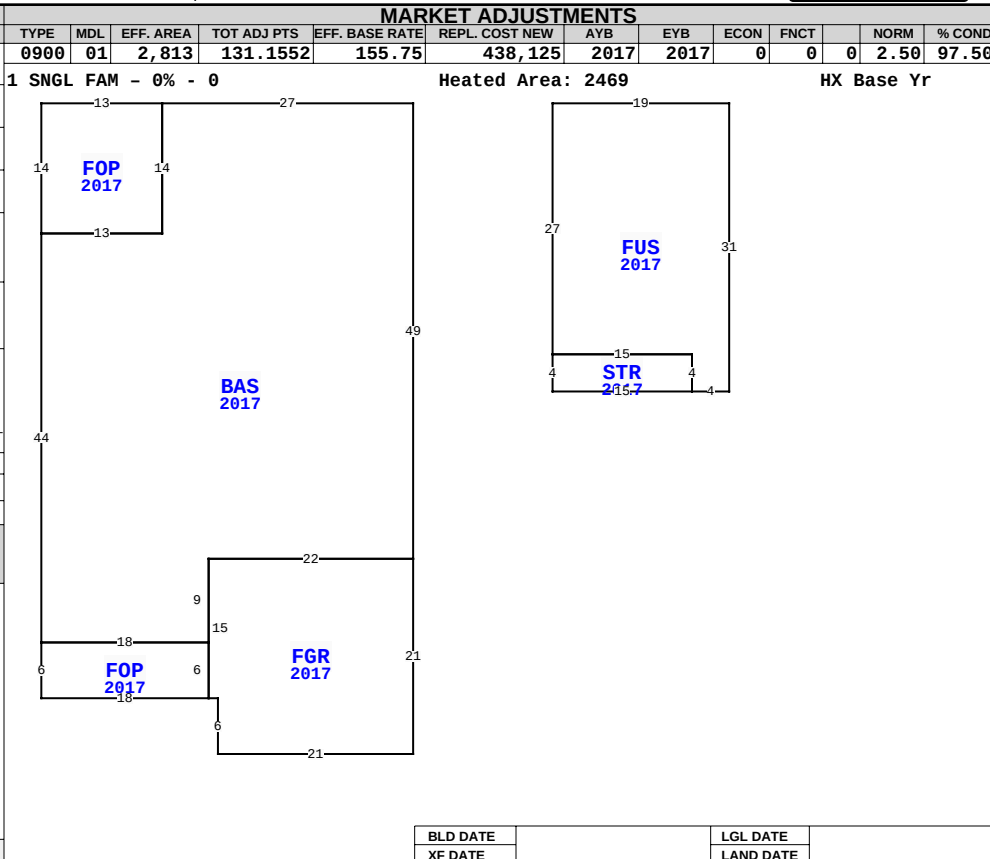
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	294,601
FGR	456	55	251	38,116
FOP	108	30	32	4,859
FOP	182	30	55	8,352
FUS	529	100	529	80,332
STR	60	10	6	912

TOTALS	3,275		2,813	427,172
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	624.00	SF	7.00	7.00	4,237
2	0855	CONC PAVER	0	0	0	0	108.00	SF	7.00	7.00	733
3	0476	VF 6 SBPL	0	0	0	0	219.00	LF	32.00	32.00	6,588
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	282

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	427,172										
TOTAL MARKET OB/XF VALUE	11,840										
TOTAL LAND VALUE - MARKET	115,000										
TOTAL MARKET VALUE	554,012										
SOH/AGL Deduction	113,577										
ASSESSED VALUE	440,435										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	440,435										
TOTAL JUST VALUE	554,012										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	479,322										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172231	CO ISSUED	0	12/28/2017
20172231	NEW CONSTR	307,685	07/21/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2388/0406	8/27/2020	WD	Q	I	01	499,000	
GRANTOR: EATON WILLIAM L & KAT							
GRANTEE: KING SAM C JR & SUZ							
2172/1631	1/24/2018	WD	Q	I	01	401,000	
GRANTOR: DS WARE HOMES LLC							
GRANTEE: EATON WILLIAM L & K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W27 FOP=[YR=2017] W13 S14 E13 N14\$ S14 W13 S44 FOP=[YR=2017] S6 E18 FGR=[YR=2017] E1 S6 E21 N21 W22 S15\$ N6 W18\$ E18 N9 E22 N49\$ PTR=E15 FUS=[YR=2017] E19 S31 W4 STR=[YR=2017] W15 N4 E15 S4\$ N4 W15 N27\$ W15\$.											