

LOT 19
4999 PARKWAY PB5/228

HOLLORAN JOHN C & ANNETTE M
5090 SPRING HOUSE CIR
HARRISONBURG, VA 22802

2023

00-00-30-4999-0019-0000



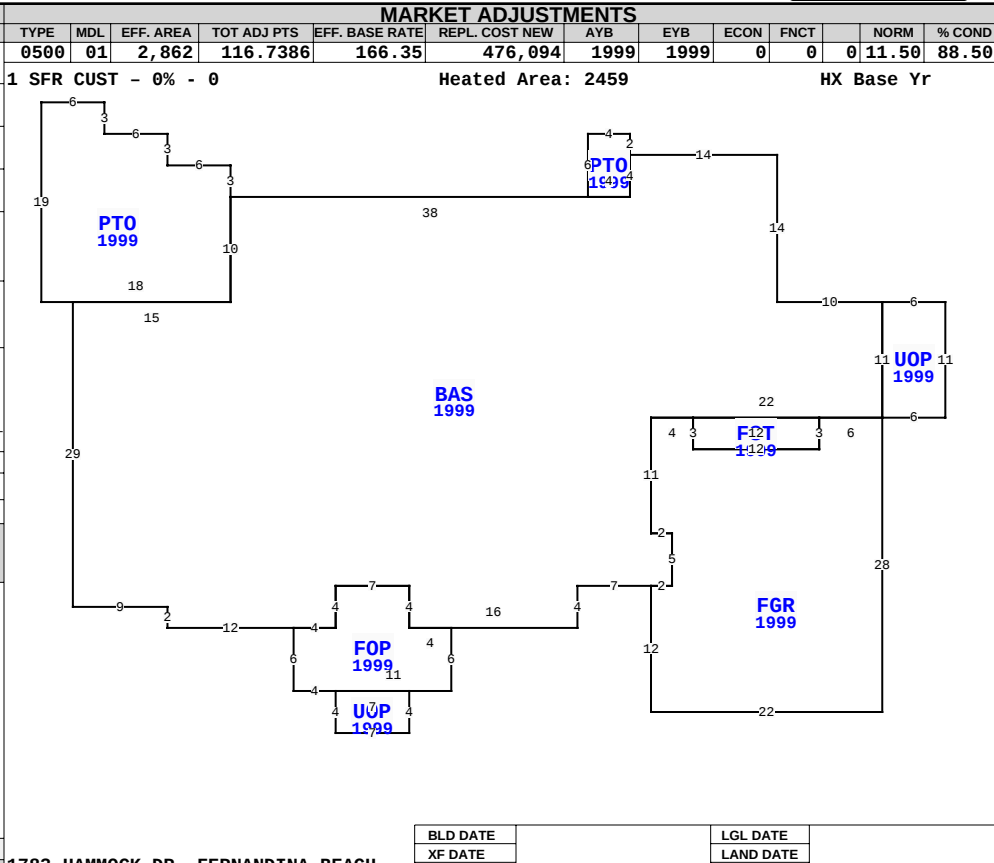
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100	2,459	362,014
FGR	570	55	314	46,227
FOP	118	30	35	5,152
FST	36	55	20	2,944
PTO	24	5	1	147
PTO	288	5	14	2,061
UOP	28	20	6	883
UOP	66	20	13	1,914

TOTALS	3,589		2,862	421,343
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,736.00	SF	6.50
2	0825	BRICK	0	0	0	0	80.00	SF	12.50
3	0810	CONCRETE A	0	0	72	4	288.00	SF	6.50



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF										11,333	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2				
REVIEW DATE		04/13/2016		BY	DJ		Total Acres: 0.00			Total Land Value: 250,000			Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			STANDARD
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE					421,343
TOTAL MARKET OB/XF VALUE					11,333
TOTAL LAND VALUE - MARKET					250,000
TOTAL MARKET VALUE					682,676
SOH/AGL Deduction					16,375
ASSESSED VALUE					666,301
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					666,301
TOTAL JUST VALUE					682,676
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					605,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805277	NEW CONSTR	168,000	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1568	4/12/2021	WD	Q	I	01	525,000
GRANTOR: BRUCHMAN BARBARA J						
GRANTEE: HOLLORAN JOHN C & A						
0577/0048	8/15/1989	WD	Q	V		38,500
GRANTOR: EMBRY/BURNEY INC						
GRANTEE: BRUCHMAN DONALD W						

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1999] W6 BAS=[YR=1999] W10 N14 W14 PTO=[YR=1999] N2 W4 S6 E4 N4 \$ S4 W38 PTO=[YR=1999] N3 W6 N3 W6 N3 W6 S19 E18 N10 \$ S10 W15 S29 E9 S2 E12 FOP=[YR=1999] S6 E4 UOP=[YR=1999] S4 E7 N4 W7 \$ E11 N6 W4 N4 W7 S4 W4 \$ E4 N4 E7 S4 E16 N4 E7 FGR=[YR=1999] S12 E22 N28 W6 FST=[YR=1999] W12 S3 E12 N3 \$ S3 W12 N3 W4 S11 E2 S5 W2 \$ E2 N5 W2 N11 E22 N11 \$ S11 E6 N11 \$.									