

W 101 FT OF N 183 OUT LOTS 142  
IN OR 1924/1628  
OUT LOTS

BAKER FLORENCE P  
75 ARBOR LANE  
PISGAH FOREST, NC 28768

2023

00-00-31-1600-0142-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 0 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1012.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,164            | 100         | 1,164        | 85,938               |
| BAS       | 1,188            | 100         | 1,188        | 87,710               |
| FOP       | 48               | 30          | 14           | 1,034                |
| FOP       | 300              | 30          | 90           | 6,645                |
| FOP       | 300              | 30          | 90           | 6,645                |
| UGR       | 484              | 45          | 218          | 16,095               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,484 |  | 2,764 | 204,066 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00 |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 980.00 | SF | 5.20     |
| 4              | 0825       | BRICK       | 0   | 0   | 0 | 0 | 420.00 | SF | 12.50    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   | 0003 |          | 101.00 | 150.00 | 101.00      |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/03/2019 | BY | DJA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                               | 01  | 2,764     | 118.5600    | 107.00         | 295,748        | 1965 | 1980 |      | 0    | 0 | 31.00 | 69.00  |  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2352 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                                    |  |            |  |    |  |           |  |  |  |  |  |  |  |
|------------------------------------|--|------------|--|----|--|-----------|--|--|--|--|--|--|--|
| 1502 ATLANTIC AV, FERNANDINA BEACH |  |            |  |    |  |           |  |  |  |  |  |  |  |
| BLD DATE                           |  | 07/17/2014 |  | KK |  | LGL DATE  |  |  |  |  |  |  |  |
| XF DATE                            |  |            |  |    |  | LAND DATE |  |  |  |  |  |  |  |
| INC DATE                           |  |            |  |    |  | AG DATE   |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,968       |  |  |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 278,760 | Market: | 0 | Agricultural: | 0 | Common: | 278,760 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY            |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 2 Tax Dist:            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 204,066     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 8,968    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 278,760 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 491,794        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 101,159         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 390,635            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 0           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 390,635        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 491,794          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 411,013   |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20090045   | ELEC OTHER  | 3,000 | 01/13/2009 |
| 20062208   | DEMOLITION  | 0     | 09/21/2006 |
| 20042374   | REPAIR/RRF  | 4,000 | 12/16/2004 |

| SALES DATA                 |           |              |        |        |           |               |  |
|----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number       | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1924/1628                  | 6/06/2014 | QC           | U      | I      | 11        | 150,000       |  |
| GRANTOR: BLALOCK MARTHA P  |           |              |        |        |           |               |  |
| GRANTEE: BAKER FLORENCE P  |           |              |        |        |           |               |  |
| 1048/1880                  | 4/10/2002 | PR           | U      | I      | 01        | 100           |  |
| GRANTOR: PARTIN FLORENCE R |           |              |        |        |           |               |  |
| GRANTEE: PARTIN FLORENCE R |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W22 S12 W24 S18 FOP=[YR=1993] S6 E50 N6W50\$ E50 N18 FOP=[YR=1993] N12 UGR=[YR=1993] N22 W22 S22 E22\$ W4 S12E4\$ W4 N12\$ PTR=E20 BAS=[YR=1993] E24 N12 E24 S12 E2 S18 FOP=[YR=1993] S6 W50 N6 E50\$ W50 N18\$ W20\$. |  |  |  |  |  |  |  |  |  |