

BLOCK 9 LOT 12
IN OR 2062/216
THE PARK PB 4/28

HARRIS TRACY P
3605 GOLFFVIEW DR
GASTONIA, NC 28056

2023

00-00-31-1630-0009-0120



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 70
Interior Wall	05 DRYWALL 30
Interior Floor	12 HARDWOOD 60
Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

NEIGHBORHOOD/LOC		1040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	98,055
BAS	609	100	609	67,247
FCP	294	25	74	8,171
FOP	64	30	19	2,098
FST	66	55	36	3,975
PTO	33	5	2	221

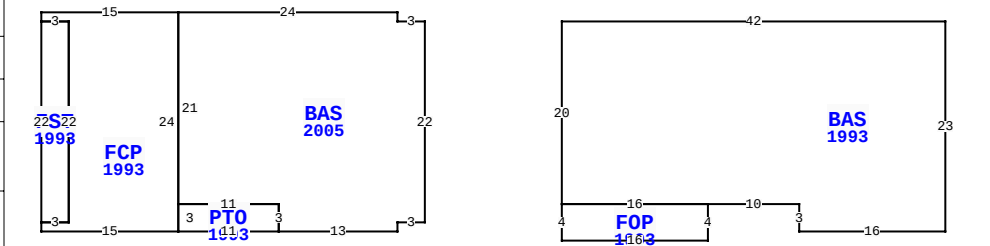
TOTALS	1,954	1,628	179,767
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,145.00	SF	6.50	6.50
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50
3	1241	WD DECK G	0	0	8	30	240.00	UT	23.00
4	1241	WD DECK G	0	0	8	9	72.00	UT	23.00
5	0469	VF LATTIC	0	0	0	48.00	SF	5.50	5.50

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	0006	R-1	0.00	0.00	1.00

REVIEW DATE 10/08/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,628	116.3820	138.20	224,990	1977	1985	0	0	20.10	79.90



BLD DATE	03/27/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,145.00	SF	6.50	6.50	100	1977	1977	3	29	2,158	
60.00	UT	11.50	11.50	100	2005	2005	3	44	304	
240.00	UT	23.00	23.00	100	2005	2005	3	44	2,429	
72.00	UT	23.00	23.00	100	2005	2005	3	44	729	
48.00	SF	5.50	5.50	100	2005	2005	3	69	182	

TOTAL OB/XF													5,802		
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			
06	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	.			
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Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		179,767	
TOTAL MARKET OB/XF VALUE		5,802	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		585,569	
SOH/AGL Deduction		258,352	
ASSESSED VALUE		327,217	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,217	
TOTAL JUST VALUE		585,569	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		412,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051673	REPAIR/RRF	2,000	04/26/2005
20003722	REMODEL	9,200	08/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/0216	4/01/2016	QC	U	I	11	100	
GRANTOR: HARRIS WALTER T							
GRANTEE: HARRIS TRACY P							
1528/1999	10/04/2007	WD	Q	I		250,000	
GRANTOR: HANNER JEANNINE M							
GRANTEE: HARRIS WALTER T & T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W3 N1 W24 FCP=[YR=1993] W15 S1 FST=[YR=1993] S22 E3 N22 W3 \$ E3 S22 W3 S1 E15 PTO=[YR=1993] E11 N3 W11 S3\$ N24\$ S21 E11 S3 E13 N1 E3 N22 \$ PTR= E15 BAS=[YR=1993] E42 S23 W16 N3 W10 FOP=[YR=1993] S4 W16 N4 E16 \$ W16 N20 \$ W15\$.									

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