

BLOCK 241 S10 FT OF LOT 3 &  
N20 FT OF LOT 4  
IN OR 1675/1437

SHOPE RICHARD C & ELLEN  
1793 NORTH BLAINE BRANCH RD  
FRANKLIN, NC 28734

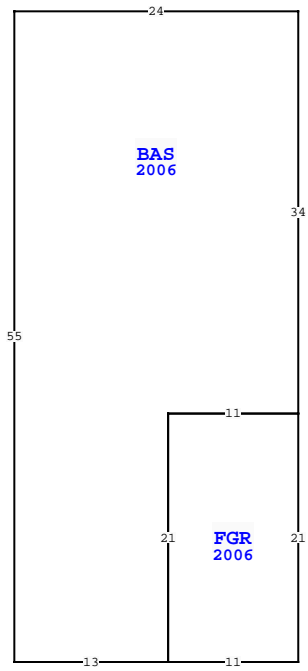
2023

00-00-31-1800-0241-0031



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,089	100	1,089
FGR	231	55	127
TOTALS	1,320		1,216
			137,057

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	0%	-	0						
				Heated Area:	1089			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			137,057
TOTAL MARKET OB/XF VALUE			4,596
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			201,653
SOH/AGL Deduction			2,484
ASSESSED VALUE			199,169
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,169
TOTAL JUST VALUE			201,653
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052730	H/AC	6,000	09/26/2005
20052271	ELEC OTHER	8,000	07/21/2005
20052085	NEW CONSTR	12,000	06/28/2005
20052040	NEW CONSTR	105,000	06/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/1437	5/05/2010	WD	U	I	12	85,000
GRANTOR: HERNANDEZ ANGELA						
GRANTEE: SHOPE RICHARD C & E						
1414/0761	5/23/2006	WD	Q	I		187,500
GRANTOR: PENDERGRAST SUMTER						
GRANTEE: HERNANDEZ ANGELA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	8	8			64.00	100	2006
2	0825	BRICK	0	0	5	3	SF	12.50	12.50	100	2006
3	0810	CONCRETE A	0	0	44	3	SF	6.50	6.50	100	2006
4	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	2006
TOTALS											

TOTAL OB/XF											
4,596											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] N55 E24 S34 FGR=[YR=2006] S21 W11 N21 E11SW11 S21 W13\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	000100	C	SFR	0	0006	RS-2	30.00	100.00	30.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	60,000							