PT OF LOT 18 W OF SR 108
IN OR 2246/1111
CORNWALL SURVEY

STOKES JOHN JR EST
842 OLD HAMPTON RD
BOONE, NC 28607

**2023**

**20-3N-24-2020-0018-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

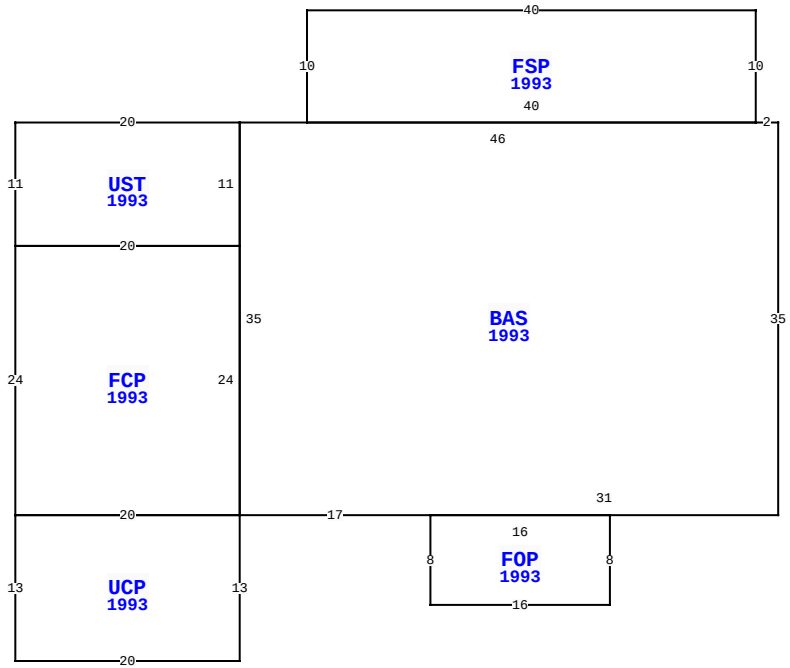
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 116,477 |
| FCP | 480 | 25 | 120 | 8,320 |
| FOP | 128 | 30 | 38 | 2,634 |
| FSP | 400 | 40 | 160 | 11,093 |
| UCP | 260 | 20 | 52 | 3,605 |
| UST | 220 | 45 | 99 | 6,864 |
| TOTALS | 3,168 | | 2,149 | 148,994 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,149 | 114.6600 | 103.48 | 222,379 | 1976 | 1976 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1680 HX Base Yr




26049 DOUGHBOYS PL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 148,994 |
| TOTAL MARKET OB/XF VALUE | 1,444 |
| TOTAL LAND VALUE - MARKET | 101,250 |
| TOTAL MARKET VALUE | 251,688 |
| SOH/AGL Deduction | 58,084 |
| ASSESSED VALUE | 193,604 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,604 |
| TOTAL JUST VALUE | 251,688 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 198,757 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3775 | H/AC | 2,500 | 05/17/1991 |
| 4759 | REPAIR/RRF | 1,500 | 03/23/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2246/1111 | 12/18/2018 | WD | U | I | 11 | 100 |
| GRANTOR: STOKES FRANCES O LVG | | | | | | |
| GRANTEE: STOKES JOHN JR | | | | | | |
| 1926/1264 | 6/30/2014 | WD | U | I | 11 | 100 |
| GRANTOR: STOKES FRANCES OLLETT | | | | | | |
| GRANTEE: STOKES FRANCES O TR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N10 W40 S10 E40$ W46
UST=[YR=1993] W20 S11 FCP=[YR=1993] S24 UCP=[YR=1993] S13 E20
N13 W20$ E20 N24 W20$ E20 N11$ S35 E17 FOP=[YR=1993] S8 E16
N8 W16$ E31 N35$.

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 992.00 | SF | 5.20 | 5.20 | 100 | 1976 | 1976 | 3 | 28 | 1,444 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,444

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 0 | 0004 | OR | 0.00 | 0.00 | 4.05 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 101,250 | | | | | | | |

REVIEW DATE 09/18/2018 BY TWA Total Acres: 4.05 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 08/02/2023 BY SYS