IN OR 2193/156

SPEAR CAROL A L/E/
705 YEOMAN LANE
GREENSBORO, NC 27409

2023

40-3N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

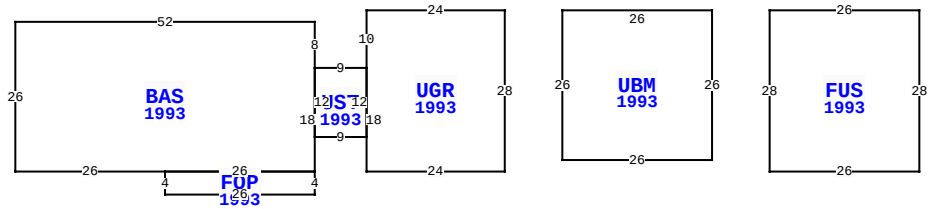
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,352	100	1,352	94,135
FOP	104	30	31	2,159
FUS	728	100	728	50,688
UBM	676	20	135	9,399
UGR	672	45	302	21,027
UST	108	45	49	3,412
TOTALS	3,640		2,597	180,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	101.2800	91.41	237,392	1974	1979	0	0	0	23.83	76.17

1 SINGLE FAM – 0% - 2023 Heated Area: 2080 HX Base Yr



819 VARNES RD, 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	180,821
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	136,800
TOTAL MARKET VALUE	319,336
SOH/AGL Deduction	0
ASSESSED VALUE	319,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,336
TOTAL JUST VALUE	319,336
NCON VALUE	182,536
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010442	ROOF	8,000	08/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0156	4/26/2018	WD	U	I	11	100

GRANTOR: SPEAR CAROL A

GRANTEE: DINKINS MAKAYLA J &

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S10 UST=[YR=1993] W9 BAS=[YR=1993] N8 W52 S26 E26 FOP=[YR=1993] S4 E26 N4 W26$ E26 N18 $ S12 E9 N12$ S18 E24 N28$ PTR= E10 UBM=[YR=1993] E26 S26 W26 N26$ PTR= E36 FUS=[YR=1993] E26 S28 W26 N28$ W36$ W10$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	0.80	19,000.00	15,200.00	136,800							

REVIEW DATE 04/28/2022 BY TWA Total Acres: 9.00 Total Land Value: 136,800 Market: 0 Agricultural: 0 Common: 136,800 PRINTED 08/02/2023 BY SYS