LOT 3
IN OR 2242/286
CLAXTON ACRES PB 5/257

BECKER LAWRENCE & AMY
102 RHODES DR
SALISBURY, NC 28147

2023

42-2N-27-430C-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

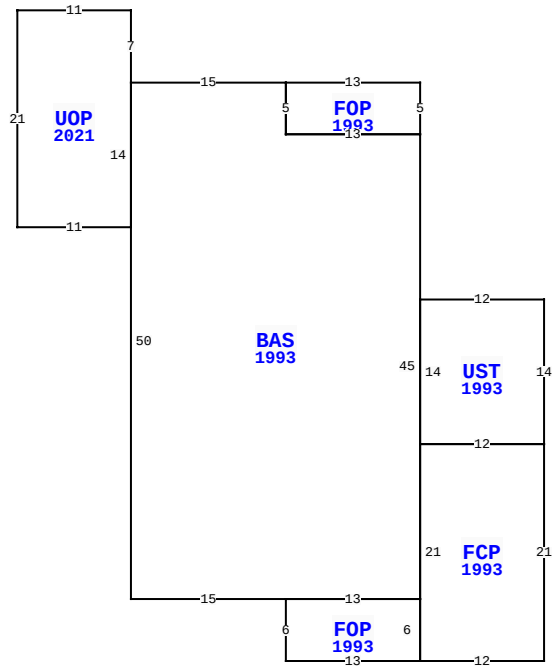
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	82,736
FCP	252	25	63	3,905
FOP	65	30	20	1,239
FOP	78	30	23	1,426
UOP	231	20	46	2,851
UST	168	45	76	4,710
TOTALS	2,129		1,563	96,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	104.0400	93.90	146,766	1955	1960	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1335 HX Base Yr



85051 EADY LN, YULEE

BLD DATE	10/04/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,866
TOTAL MARKET OB/XF VALUE	48,399
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	195,265
SOH/AGL Deduction	22,768
ASSESSED VALUE	172,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,497
TOTAL JUST VALUE	195,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008460	SWIM POOL	49,030	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0286	12/06/2018	WD	Q	I	01	153,900
GRANTOR: WHICKER SOLO 401 K TR						
GRANTEE: BECKER LAWRENCE & A						
2034/0631	3/04/2016	SW	U	I	12	57,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: WHICKER SOLO 401 K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W15 UOP=[YR=2021] N7 W11 S21 E11 N14$ S50 E15 FOP=[YR=1993] S6 E13 FCP=[YR=1993] E12N21 UST=[YR=1993] N14 W12 S14 E12 $ W12 S21 $ N6 W13 $ E13 N45 W13N5 $ S5 E13 N5 $.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
4	0350	CARPORT WD	0	0	11	11	121.00	SF	8.58	8.58	100	2006	2006	3	31	322	
5	0861	POOL GUNIT	0	0	32	16	512.00	SF	85.00	85.00	100	2021	2021	3	98	42,650	
6	0811	CONCRETE B	0	0	0	0	909.00	SF	5.20	5.20	100	2021	2021	3	100	4,727	

LAND DESCRIPTION

TOTAL OB/XF 48,399

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	000100	C	SFR	0	0006	RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/23/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS