

LOT 64
IN OR 1574/1049
THE HIDEAWAY #2 PB 7/233

DUKES KEIANA K
4508 MCGREGOR DR
VIRGINIA BEACH, VA 23462

2023

42-2N-27-4370-0064-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 70	0100	01	1,826	118.6900	107.12	195,601	2008	2008	0	0	0	6.65	93.35	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2009													Heated Area: 1574													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2009													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														04													
NEIGHBORHOOD/LOC	4071.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,574	100	1,574	157,395																									
FGR	420	55	231	23,099																									
FOP	66	30	20	2,000																									
PTO	24	5	1	100																									
TOTALS			2,084	1,826	182,594																								
EXTRA FEATURES			86045 HARRAHS PL, YULEE																										
L N	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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2008	2008	3	90	3,285													
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	90	456													
TOTAL OB/XF																		3,741											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																													