

BLAIR DENNIS A
11854 SUNSET RIDGE PLACE
WALDORF, MD 20602

42-2N-27-4372-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
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	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	2,008	100	2,008	218,397
FGR	365	55	201	21,861
FOP	117	30	35	3,807
FST	15	55	8	870
PTO	80	5	4	435
TOTALS	2,585		2,256	245,371

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	122.3530	110.42	249,108	2018	2018		0	0	1.50	98.50

1 SINGLE FAM - 100% - 2019
Heated Area: 2008
HX Base Yr 2019

The floor plan shows a main rectangular building footprint with several smaller attached sections. Dimensions are provided for various segments: top horizontal (33), right vertical (48), bottom horizontal (19), left vertical (28), and internal divisions like 10, 17, 19, 10, 4, 3, 10, 20, 19, 14, 6, 2, 11, 5, 21. Labels include PTO 2018, BAS 2018, FGR 2018, FST 2018, and FOP 2018.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	122.3530	110.42	249,108	2018	2018		0	0	1.50	98.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		245,371
TOTAL MARKET OB/XF VALUE		2,925
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,296
SOH/AGL Deduction		89,687
ASSESSED VALUE		208,609
TOTAL EXEMPTION VALUE		HX HB XM 50,000
BASE TAXABLE VALUE		158,609
TOTAL JUST VALUE		298,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,372

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE
2223/1534	9/13/2018	WD	Q	I	01	231,600

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BLAIR DENNIS A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 PT0=[YR=2018] N8 W10 S8 E10\$ W33 S28
FGR=[YR=2018] S20 E19 FOP=[YR=2018] S5 E21 N5 W1 N2 W6 S2
W14\$ N20 W10 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20
E14 N2 E6 S2 E11 N48\$.

LAND DESCRIPTION

TOTAL OB/XF 2,925

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS