

LOT 6
IN OR 1696/591
WILSON NECK PROPERTIES PB 4/60

MURRAY IAN E
158 OLDE CONCORD RD
STAFFORD, VA 22554

2023

43-2N-27-4645-0006-0000



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 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		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	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	136,719
FSP	144	40	58	3,996
UGR	736	45	331	22,809
USP	96	30	29	1,999
TOTALS	2,960		2,402	165,523

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	1,400
2	1242	WD DECK A	0	100	0	0	236.00	SF	10.00	10.00	472
3	0812	CONCRETE C	0	100	0	0	1,329.00	SF	4.00	4.00	3,296

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,402	96.0400	86.68	208,205	1976	1981	0	0	20.50	79.50
1 SINGLE FAM - 100% - 2019											
Heated Area: 1984											
HX Base Yr 2019											

85610 ELISE RD, YULEE

BLD DATE	09/08/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD										4	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										184,845	
TOTAL MARKET OB/XF VALUE										5,168	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										270,013	
SOH/AGL Deduction										75,203	
ASSESSED VALUE										194,810	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										144,810	
TOTAL JUST VALUE										270,013	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										221,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001712	REMODEL	0	02/21/2019
B1530789	GARAGE	48,530	07/01/2015
R98-0866	REPAIR/RRF	5,000	06/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1696/0591	8/25/2010	WD	Q	I	01	150,500	
GRANTOR: FORTIN RONALD B & GLO							
GRANTEE: MURRAY IAN E							
0466/0297	9/01/1985	WD	Q	I		59,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W23 BAS=[YR=1993] W4 FSP=[YR=1998] N8 W18 USP=[YR=1998] W12 S8 E12 N8\$ S8 E18\$ W58 S32 E62 N32\$ S32 E23 N32\$.											

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