

LOT 15
IN OR 1608/1509
OCEAN VIEW ESTATES PB 6/25-26

WACHTER JESSICA A & MARC W
2012 MONTHAVEN DR
WAKE FOREST, NC 27587

2024

00-00-31-156E-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
		01
NEIGHBORHOOD/LOC	1081.00	

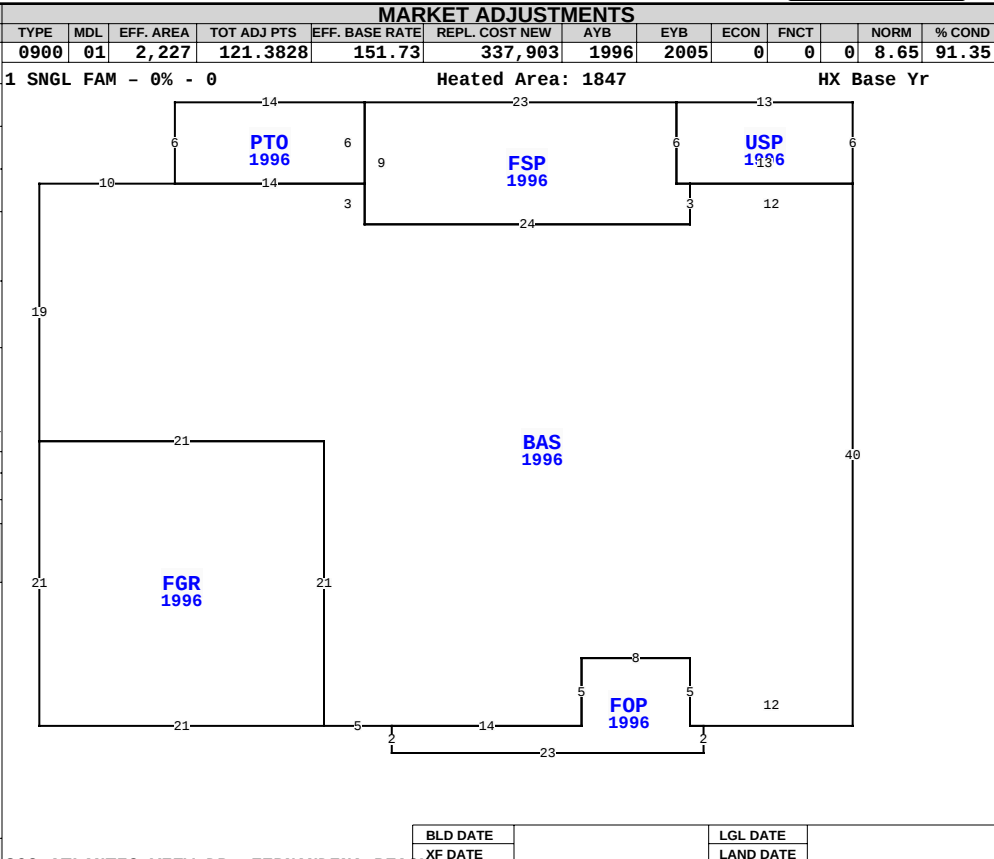
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	256,004
FGR	441	55	243	33,681
FOP	86	30	26	3,604
FSP	210	40	84	11,643
PTO	84	5	4	554
USP	78	30	23	3,188

TOTALS	2,746		2,227	308,674
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	0	0	0	834.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
5	7080	SOUND SYS	0	0	0	0	1.00	UT	1,000.00	1,000.00	76

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF											
10,790											

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10,790											

Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										2	
VALUATION SUMMARY						STANDARD					
VALUATION BY						Tax Group: 2					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						308,674					
TOTAL MARKET OB/XF VALUE						10,790					
TOTAL LAND VALUE - MARKET						302,500					
TOTAL MARKET VALUE						621,964					
SOH/AGL Deduction						98,576					
ASSESSED VALUE						523,388					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						523,388					
TOTAL JUST VALUE						621,964					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						608,256					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121903	REROOF W/LIFETIME	18,000	09/13/2012
20110679	CHIMNEY/STUC REBU	5,000	05/03/2011
20021199	FENCE	0	07/12/2002
959399	NEW CONSTR	112,752	11/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1608/1509	2/27/2009	PR	Q	I	01	380,000	
GRANTOR:LEWIS MEREDITH L P/R							
GRANTEE:WACHTER JESSICA A &							
0754/1493	3/22/1996	WD	Q	I		147,800	
GRANTOR:CENTEX REAL ESTATE CO							
GRANTEE:PRESCOTT ANNIE FAYE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=1996] W13 FSP=[YR=1996] W23 PTO=[YR=1996] W14 S6 BAS=[YR=1996] W10 S19 FGR=[YR=1996] S21 E21 N21 W21\$ E21 S21 E5 FOP=[YR=1996] S2 E23 N2 W1 N5 W8 S5 W14\$ E14 N5 E8 S5 E12 N40 W12 S3 W24 N3 W14\$ E14 N6\$ S9 E24 N3 W1 N6\$ S6 E13 N6\$.											

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