

BLOCK 9 LOT 12
IN OR 2062/216
THE PARK PB 4/28

HARRIS TRACY P
3605 GOLFWVIEW DR
GASTONIA, NC 28056

2024

00-00-31-1630-0009-0120



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 70
Interior Wall	05 DRYWALL 30
Interior Floor	12 HARDWOOD 60
Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

NEIGHBORHOOD/LOC		1040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	102,793
BAS	609	100	609	70,497
FCP	294	25	74	8,567
FOP	64	30	19	2,199
FST	66	55	36	4,167
PTO	33	5	2	232

TOTALS	1,954	1,628	188,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,145.00	SF	6.50
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50
3	1241	WD DECK G	0	0	8	30	240.00	UT	23.00
4	1241	WD DECK G	0	0	8	9	72.00	UT	23.00
5	0469	VF LATTIC	0	0	0	0	48.00	SF	5.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,628	116.3820	145.48	236,841	1977	1985	0	0	20.43	79.57
1 SNGL FAM - 0% - 0 Heated Area: 1497 HX Base Yr											

1640 IRENE CT, FERNANDINA BEACH	BLD DATE 03/27/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
5,404											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,454	
TOTAL MARKET OB/XF VALUE		5,404	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		593,858	
SOH/AGL Deduction		233,919	
ASSESSED VALUE		359,939	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		359,939	
TOTAL JUST VALUE		593,858	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		585,569	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051673	REPAIR/RRF	2,000	04/26/2005
20003722	REMODEL	9,200	08/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/0216	4/01/2016	QC	U	I	11	100	
GRANTOR: HARRIS WALTER T							
GRANTEE: HARRIS TRACY P							
1528/1999	10/04/2007	WD	Q	I		250,000	
GRANTOR: HANNER JEANNINE M							
GRANTEE: HARRIS WALTER T & T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W3 N1 W24 FCP=[YR=1993] W15 S1 FST=[YR=1993] S22 E3 N22 W3 \$ E3 S22 W3 S1 E15 PTO=[YR=1993] E11 N3 W11 S3\$ N24\$ S21 E11 S3 E13 N1 E3 N22 \$ PTR= E15 BAS=[YR=1993] E42 S23 W16 N3 W10 FOP=[YR=1993] S4 W16 N4 E16 \$ W16 N20 \$ W15\$.									