

DORSHIMER KATHRYN & DUANE
4016 WIGGINS ROAD
YOUNGSVILLE, NC 27596

2024

00-00-31-1670-0012-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 60

Exterior Wall

15

CONC BLOCK 40

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2.5

100

Frame Stories Units

02

WOOD FRAME 100
2. 2. 100
0 100

BUD8 Adjustme Occupancy

02

DIST FB 100
00 NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1069.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

600

100

600

67,697

DCK

120

10

12

1,354

FGR

360

55

198

22,340

FOP

36

30

11

1,241

FUS

762

100

762

85,975

STR

16

10

2

226

UOP

60

20

12

1,354

TOTALS

1,954

1,597

180,187

EXTRA FEATURES

3165 1ST AV

12, FERNANDINA BEACH

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

LAND DESCRIPTION

TOTAL OB/XF

0

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

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

200,000

Market:

0

Agricultural:

0

Common:

200,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

11

1,597

146.0844

138.78

221,632

1982

1982

0

0

18.70

81.30

1 TOWNHOUSE - 0% - 0

Heated Area: 1362

HX Base Yr

ST 2012

DCK 2012

BAS 1993

FGR 1993

FOP 1993

FUS 1993

UOP 1993

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

180,187

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

200,000

TOTAL MARKET VALUE

380,187

SOH/AGL Deduction

79,714

ASSESSED VALUE

300,473

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

300,473

TOTAL JUST VALUE

380,187

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

380,963

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20110844

H/AC

2,500

06/01/2011

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q I

V I

RSN CD

SALE PRICE

2361/1303

5/13/2020

WD Q

I

01

260,000

GRANTOR: ELY ROBERT & BARBARA

GRANTEE: DORSHIMER KATHRYN &

1314/0943

5/04/2005

WD Q

I

210,000

GRANTOR: BURROUGHS WILBUR S &

GRANTEE: ELY ROBERT & BARBAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2012] N10 W12 STR=[YR=2012] W4 S4 E4 N4\$ S10 E12\$ W22 S25 FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6\$ N6 W18\$ E24 N25\$ PTR=E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12\$ W12 N5\$ W15\$.