

LOT 7
IN OR 1520/1198
TIMBER CREEK PLANTATION #2

PERKINS SAMUEL K & KELLY L
14339 LYON HILL LN
HUNTERVILLE, NC 28078

2024

11-2N-26-2051-0007-0000



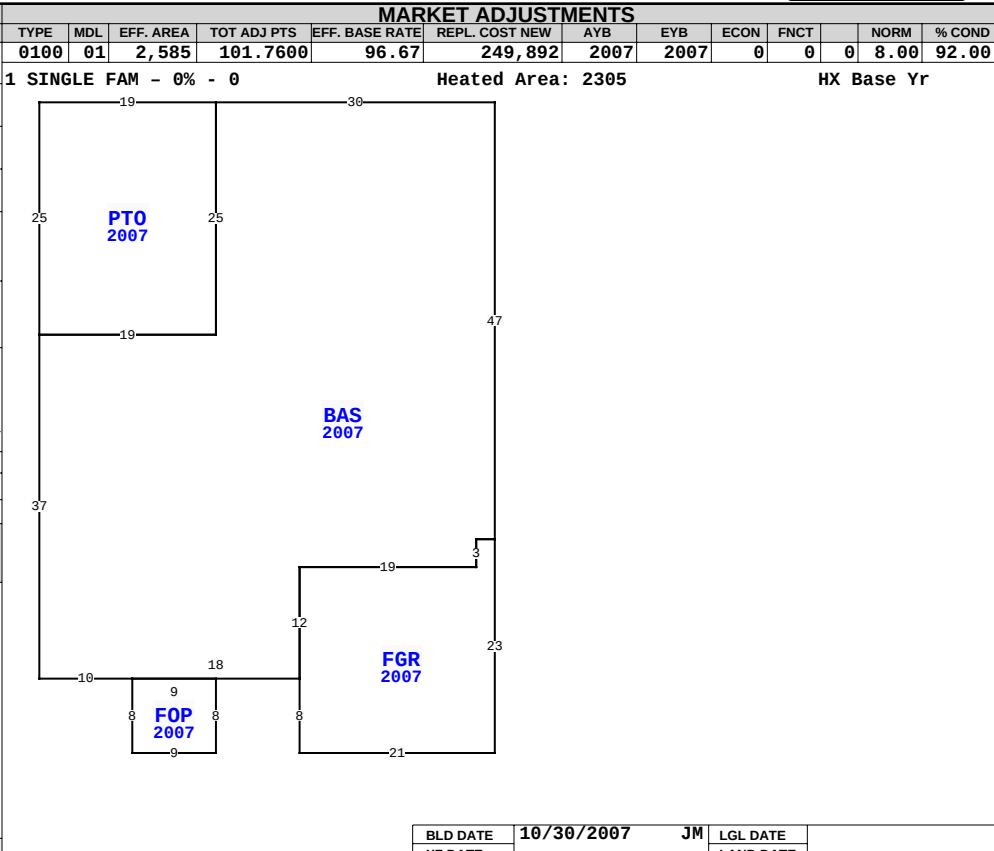
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2,305	204,998
FGR	426	55	234	20,811
FOP	72	30	22	1,957
PTO	475	5	24	2,134
TOTALS	3,278		2,585	229,901

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	682.00	SF	5.20	5.20	
2	0910	SCRN RM L	0	0	25	19	475.00	SF	15.00	15.00	

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



BLD DATE	10/30/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
5,615											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	229,901										
TOTAL MARKET OB/XF VALUE	5,615										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	290,516										
SOH/AGL Deduction	14,695										
ASSESSED VALUE	275,821										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	275,821										
TOTAL JUST VALUE	290,516										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	280,607										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21323	ADDITION	4,800	04/01/2008
E19286	ELEC OTHER	1,500	05/01/2007
M12946	MECH OTHER	0	05/01/2007
C19785	CO ISSUED	0	04/01/2007
B19785	NEW CONSTR	222,938	04/01/2007
P12329	OTHER	0	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1198	8/22/2007	WD	Q	I		227,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PERKINS SAMUEL K &						
1480/1624	2/23/2007	WD	U	V	19	139,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W30 PTO=[YR=2007] W19 S25 E19 N25\$ S25 W19 S37 E10 FOP=[YR=2007] S8 E9N8 W9\$ E18 FGR=[YR=2007] S8 E21 N23 W2 S3 W19 S12\$ N12 E19 N3 E2 N47\$.											