IN SE PT W OF WOODSTOCK CREEK
PT OR 835/917
EX R/W OR 602/614

THOMPSON NINA C EST/THOMPSON FELIX N JR EST ET AL
C/O NINA MCDOWELL, 2929 CARDINA PLACE
VIRGINIA BEACH, VA 23453

2024

38-4N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	221,700
TOTAL MARKET VALUE	8,203
SOH/AGL Deduction	0
ASSESSED VALUE	8,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,203
TOTAL JUST VALUE	221,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/0917	5/29/1998	DS	U	V	01	100

GRANTOR: BUSH WENDELL & JULE T

GRANTEE: THOMPSON FELIX JR E

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	14.78	AC		1.00	1.00	1.00	555.00	555.00	8,203							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.78	AC		1.00	1.00	1.00	15,000.00	15,000.00	221,700							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 14.78 Total Land Value: 8,203 Market: 221,700 Agricultural: 8,203 Common: 0 PRINTED 08/06/2024 BY SYS