LOT 1
IN DB 205 PG 458
EX R/W OR 602/608

THOMPSON NINA C EST
C/O NINA T MCDOWELL, 2929 CARDIN PLACE
VIRGINIA BEACH, VA 23453

2024

38-4N-25-4240-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

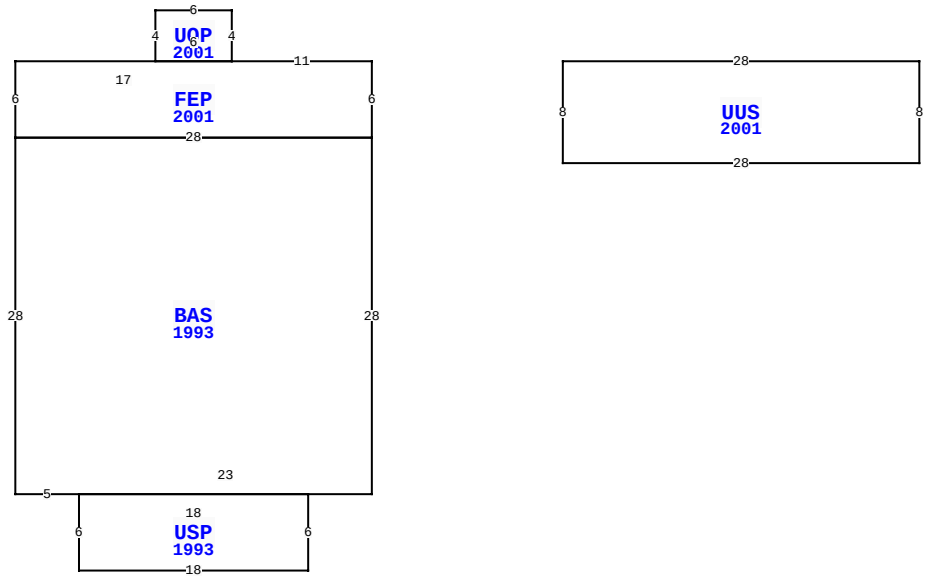
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	28,314
FEP	168	80	134	4,840
UOP	24	20	5	181
USP	108	30	32	1,156
UUS	224	50	112	4,045
TOTALS	1,308		1,067	38,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,067	76.0285	72.23	77,069	1910	1910	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 784 HX Base Yr



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

576673 LESSIE RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,750
TOTAL MARKET VALUE	79,028
SOH/AGL Deduction	9,855
ASSESSED VALUE	69,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,173
TOTAL JUST VALUE	251,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W11 UOP=[YR=2001] N4 W6 S4 E6$ W17 S6
BAS=[YR=1993] S28 E5 USP=[YR=1993] S6 E18 N6 W18$ E23 N28
W28$ E28 N6$ PTR=E15 UUS=[YR=2001] E28 S8 W28 N8$ W15$.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	370.00	370.00	2,164							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	555.00	555.00	3,330							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.85	AC		1.00	1.00	1.00	15,000.00	15,000.00	177,750							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 12.85 Total Land Value: 40,494 Market: 177,750 Agricultural: 5,494 Common: 35,000 PRINTED 08/06/2024 BY SYS