

LOT 22
IN OR 1842/1044
FLORENCE POINT PB 4/109 & 110

FREAS LAWRENCE TRUST/FREAS LAWRENCE TRUSTEE
4425 EDGEHAM CT
EARLYSVILLE, VA 22936

2025

00-00-30-0250-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3035.00	

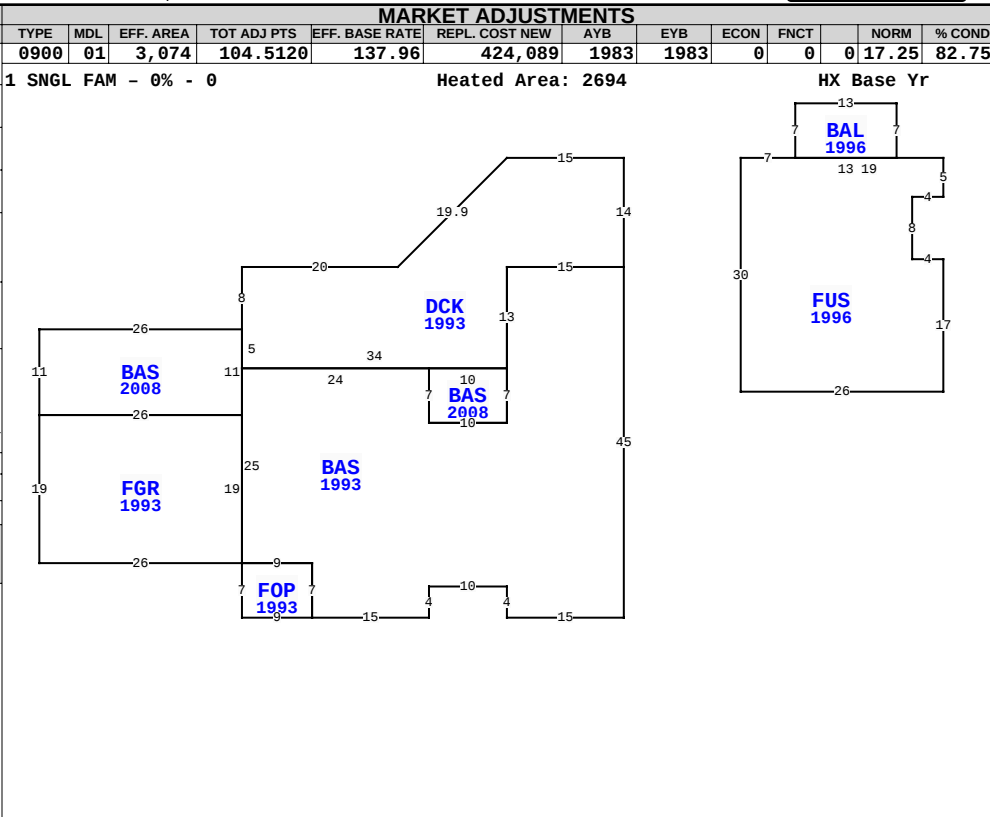
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	91	15	1996	14	1,598
BAS	1,590	100	1993	1,590	181,517
BAS	70	100	2008	70	7,991
BAS	286	100	2008	286	32,651
DCK	750	10	1993	75	8,562
FGR	494	55	1993	272	31,052
FOP	63	30	1993	19	2,169
FUS	748	100	1996	748	85,393

TOTALS	4,092			3,074	350,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	69.00	SF	10.00
3	0855	CONC PAVER	0	0	37	17	629.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	0		RSF	1100.00	94.00	100.00

REVIEW DATE	01/31/2024	BY	KBA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	350,934								
TOTAL MARKET OB/XF VALUE	7,942								
TOTAL LAND VALUE - MARKET	450,000								
TOTAL MARKET VALUE	808,876								
SOH/AGL Deduction	37,164								
ASSESSED VALUE	771,712								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	771,712								
TOTAL JUST VALUE	808,876								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	849,440								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904750	KITCHEN	60,000	05/07/2019
B1633554	FIREPLACE	2,000	12/01/2016
B9502393	ADDITION	32,688	11/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1842/1044	2/21/2013	WD	U	I	30	100			
GRANTOR: FREAS LAWRENCE									
GRANTEE: FREAS LAWRENCE TRUS									
1842/1041	2/21/2013	TD	U	I	30	100			
GRANTOR: PRATT NANCY F TRUSTEE									
GRANTEE: FREAS LAWRENCE									

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=1993] W15 L14 D14 W20 S8 BAS=[YR=2008] W26 S11 FGR=[YR=1993] S19 E26 FOP=[YR=1993] S7 E9 BAS=[YR=1993] E15 N4 E10 S4 E15 N45 W15 S13 BAS=[YR=2008] W10 S7 E10 N7\$ S7 W10 N7 W24 S25 E9 S7\$ N7 W9\$ N19 W26\$ E26 N11\$ S5 E34 N13 E15 N14\$ PTR= E15 FUS=[YR=1996] E7 BAL=[YR=1996] N7 E13 S7 W13\$ E19 S5 W4 S8 E4 S17 W26 N30\$ W15\$.									

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