

LOT 47
IN OR 1703/1443
OCEAN CAY PB 6/166

KENT ROSS E & LAURA E
4606 BRIAR PATCH COURT
FAIRFAX, VA 22032

2025

00-00-31-152C-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	2001	1,697	255,790
FGR	464	55	2001	255	38,436
FOP	48	30	2001	14	2,110
FSP	104	40	2010	42	6,331
FST	44	55	2001	24	3,618
FUS	440	100	2001	440	66,321
STP	8	10	2010	1	150

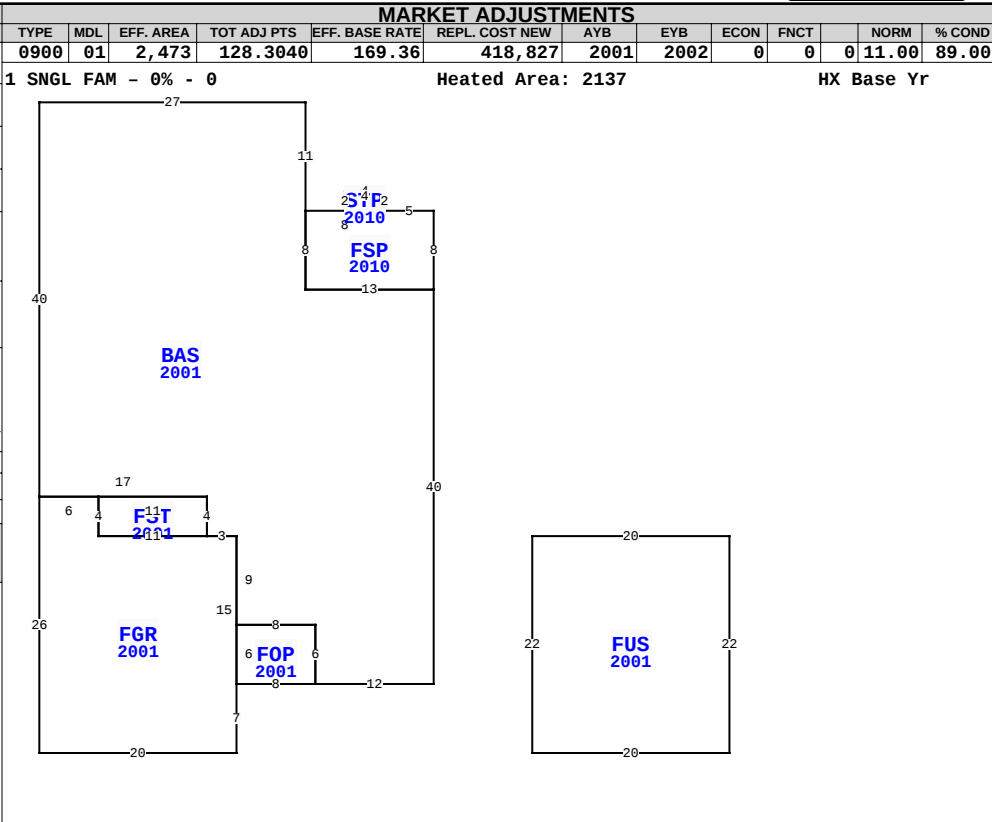
TOTALS	2,805			2,473	372,756
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	2001	2001	3	79	2,300	
3	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2001	2001	3	79	308	
4	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	2001	2001	3	79	62	
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	5,740
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		372,756	
TOTAL MARKET OB/XF VALUE		5,740	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		628,496	
SOH/AGL Deduction		42,053	
ASSESSED VALUE		586,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		586,443	
TOTAL JUST VALUE		628,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121715	H/AC	2,500	08/20/2012
20120553	H/AC	1,500	04/03/2012
2003490	NEW CONSTR	215,000	07/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1703/1443	9/30/2010	WD	U	I	38
					262,500

GRANTOR: DURR CHARLES R & SAND					
GRANTEE: KENT ROSS E & LAURA					
1703/1442	9/30/2010	WD	U	I	11
					100
GRANTOR: BEAZER HOMES CORP					
GRANTEE: DURR CHARLES R & SA					

BUILDING NOTES

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BUILDING DIMENSIONS

FSP=[YR=2010] W5 STP=[YR=2010] N2W4S2E4\$ W8 BAS=[YR=2001]
N11 W27 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E8N6W8S6
\$ N15 W3 FST=[YR=2001] N4 W11 S4 E11 \$ W11 N4 W6 \$ E17 S4 E3
S9 E8 S6 E12N40 W13 N8 \$ S8 E13 N8 \$ PTR= E10S33
FUS=[YR=2001] E20 S22 W20 N22 \$N33 W10 \$.