

JACOBS VERONA/JACOBS DELORES ET AL
114 NORTHINGTON PL UNIT 1
CARY, NC 27513

07-3N-26-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 03										0100 01 717 64.0530 64.05 45,924 1944 1944 0 0 40 50.00 20.00										Tax Group: 4 Tax Dist:									
Roof Structur 03										2 SINGLE FAM - 0% - 0 Heated Area: 624 HX Base Yr										BUILDING MARKET VALUE 41,468									
Roof Cover 01																				TOTAL MARKET OB/XF VALUE 12,276									
Interior Wall 02																				TOTAL LAND VALUE - MARKET 112,905									
Interior Floo 02																				TOTAL MARKET VALUE 166,649									
Interior Floo 01																				SOH/AGL Deduction 28,399									
Air Condition 01																				ASSESSED VALUE 138,250									
Heating Type 02																				TOTAL EXEMPTION VALUE 0									
Bedrooms																				BASE TAXABLE VALUE 138,250									
Bathrooms																				TOTAL JUST VALUE 166,649									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 144,600									
BUD8 Adjustme																													
Occupancy																													
Quality																													
DOR CODE																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
BAS																													
UEP																													
UOP																													
TOTALS																													
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																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
03/14/2011																													
05/13/2025																													
MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
UOP=[YR=1993] W12 S6 BAS=[YR=1993] W12 S26 E1 UEP=[YR=1993] S6 E22 N6 W22\$ E23 N26 W12\$ E12 N6\$.																													
LAND DESCRIPTION																													
L N																													
USE CODE																													
CLS																													
LAND USE DESCRIPTION																													
CAP																													
R D																													
LOC ZONE																													
FRONT																													
DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
D T																													
DPHT FACT																													
% COND																													
TOT ADJ																													
UNIT PRICE																													
ADJ UNIT PRICE																													
LAND VALUE																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR																													
DENSITY																													
DECL																													
FRZ																													
YR																													
CONSRV																													
REVIEW DATE																													
05/10/2024																													
BY																													
TWA																													
Total Acres: 5.79																													
Total Land Value: 112,905																													
Market: 0																													
Agricultural: 0																													
Common: 112,905																													
PRINTED 07/30/2025 BY SYS																													

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2025



BUILDING CHARACTERISTICS												
ELEMENT	CD	CONSTRUCTION										
Exterior Wall	04	SINGLE SID 100										
Roof Structur	03	GABLE/HIP 100										
Roof Cover	01	MINIMUM 100										
Interior Wall	02	WALL BD/WD 100										
Interior Floo	14	CARPET 60										
Interior Floo	02	MIN PLYWD 40										
Air Condition	01	NONE 100										
Heating Type	02	CONVECTION 100										
Bedrooms		2 100										
Bathrooms		1 100										
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		5001.00										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	720	100	2003	720	31,033							
FOP	96	30	2003	29	1,250							
TOTALS		816			749	32,283						

EXTRA FEATURES										2582 CR 108, YULEE									
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		