LOT 9
IN OR 1000/1323
CEDAR HAVEN #1 PB 6/242

BARKER JANINE
1465 OLD MILL RD
PINNACLE, NC 27043

2025

17-3N-24-022C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

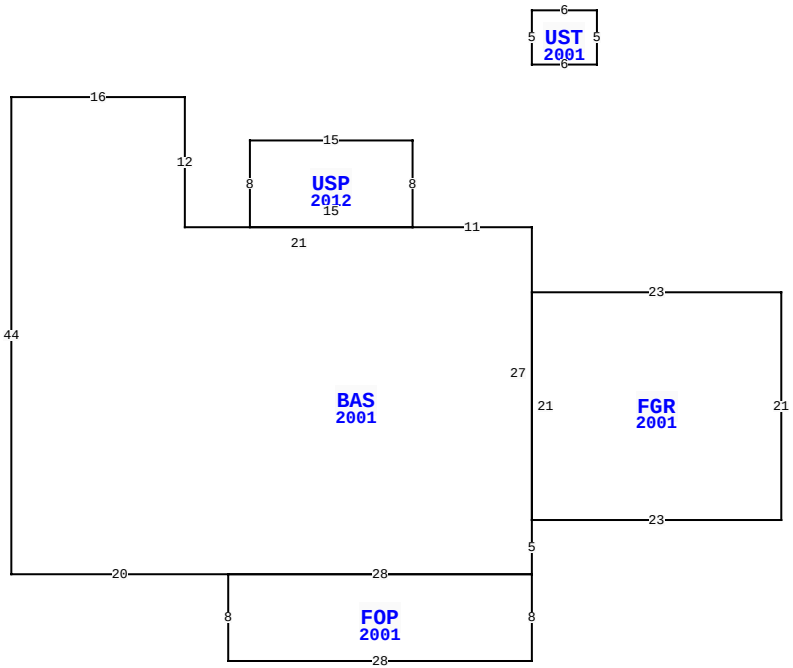
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2001	1,728	181,943
FGR	483	55	2001	266	28,008
FOP	224	30	2001	67	7,054
USP	120	30	2012	36	3,791
UST	30	45	2001	14	1,474
TOTALS	2,585			2,111	222,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	127.2383	127.24	268,604	2001	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1728 HX Base Yr 2002



27112 LAKE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,270
TOTAL MARKET OB/XF VALUE		12,662
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,932
SOH/AGL Deduction		127,003
ASSESSED VALUE		131,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,207
TOTAL JUST VALUE		258,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1323	8/01/2001	WD	Q	I		131,400

GRANTOR: JONES URSULA
GRANTEE: BARKER JANINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 USP=[YR=2012] N8 W15 S8 E15$ W21 N12 W16 S44 E20 FOP=[YR=2001] S8 E28 N8 W28$ E28 N5 FGR=[YR=2001] E23 N21 W23 S21$ N27$ PTR=N15 UST=[YR=2001] N5 E6 S5 W6$ S15$.

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
1	0812	CONCRETE C	0	100	0	0	2,187.00	SF	4.00	4.00	100	2001	2001	3	79	6,911	
2	0479	VF PICKET	0	100	0	0	150.00	LF	10.00	10.00	100	2008	2008	3	72	1,080	
3	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00	32.00	100	2008	2008	3	72	4,239	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	

LAND DESCRIPTION

TOTAL OB/XF 12,662

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	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS