BLOCK 9 PT OF LOTS 5 & 8
IN OR 2474/628
J M DANCY SURVEY

PLANTEEN JEFFREY D & TRICIA M
803 LELEAN COURT
CHESAPEAKE, VA 23322

2025

29-2N-25-3120-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

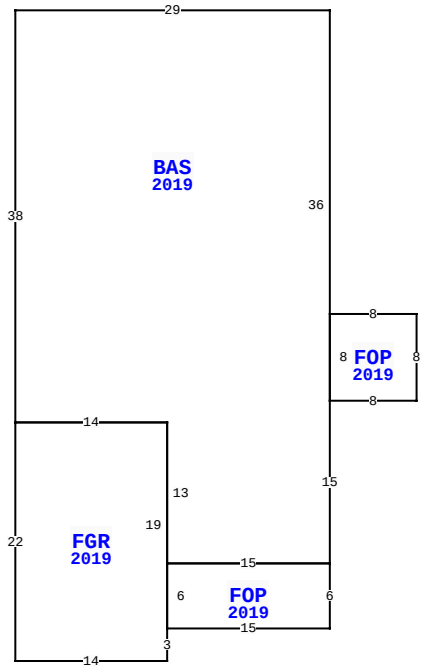
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	2019	1,297	191,676
FGR	308	55	2019	169	24,975
FOP	64	30	2019	19	2,808
FOP	90	30	2019	27	3,991
TOTALS	1,759			1,512	223,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,512	114.2400	150.80	228,010	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1297 HX Base Yr



GREEN AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	223,450
TOTAL MARKET OB/XF VALUE	11,004
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	297,454
SOH/AGL Deduction	37,971
ASSESSED VALUE	259,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,483
TOTAL JUST VALUE	297,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4430	XFOB	0	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0628	6/22/2021	WD	Q	I	01	262,000
GRANTOR: STEPHENS DOUGLAS S &						
GRANTEE: PLANTEEN JEFFREY D						
2269/0708	4/16/2019	WD	Q	I	02	190,000
GRANTOR: DOCKSIDE SOUTH LLC						
GRANTEE: STEPHENS DOUGLAS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 S38 FGR=[YR=2019] S22 E14 N3 FOP=[YR=2019] E15 N6 W15 S6$ N19 W14$ E14 S13 E15 N15 FOP=[YR=2019] E8 N8 W8 S8$ N36$.

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	0810	CONCRETE A	0	0	0	0	512.00	SF	6.50	6.50	100	2019	2019	3	97	3,228	
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	2021	2021	3	90	7,776	

LAND DESCRIPTION

TOTAL OB/XF 11,004

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	0		MU	90.00	170.00	90.00	FF		1.00	1.00	1.00	700.00	700.00	63,000							

REVIEW DATE 03/21/2022 BY HS Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS