

BLOCK 136 LOT N3/4 OF 6 &  
S1/2 OF S1/2 OF 7  
IN OR 1765/1588

FLATHER MARGARET D  
507 ROCKFISH ORCHARD DRIVE  
AFTON, VA 22920

2026

00-00-31-1800-0136-0061



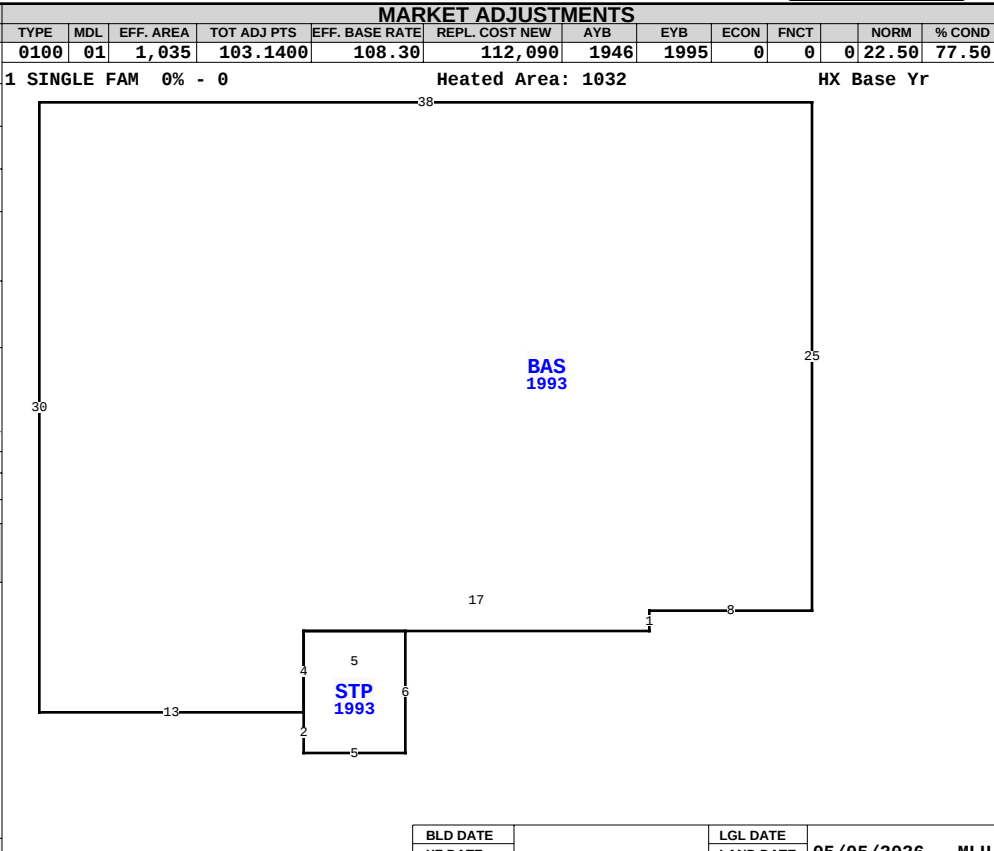
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 07 | ASB SHNGLE 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,032            | 100         | 1993 | 1,032        | 86,619               |
| STP       | 30               | 10          | 1993 | 3            | 252                  |
| TOTALS    | 1,062            |             |      | 1,035        | 86,870               |

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0511       | GARAGE CB-  | 0       | 0 | 20 | 26    |    |       | 40.00          |
| 3              | 0350       | CARPORT WD  | 0       | 0 | 7  | 26    |    |       | 13.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0003 | R-2      | 100.00 | 100.00 | 100.00      |



| TOTAL OB/XF |            |             |         |   |    |       |    |       |                |
|-------------|------------|-------------|---------|---|----|-------|----|-------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1           | 0511       | GARAGE CB-  | 0       | 0 | 20 | 26    |    |       | 40.00          |
| 3           | 0350       | CARPORT WD  | 0       | 0 | 7  | 26    |    |       | 13.00          |

| TOTAL OB/XF |            |             |         |   |    |       |    |       |                |
|-------------|------------|-------------|---------|---|----|-------|----|-------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1           | 0511       | GARAGE CB-  | 0       | 0 | 20 | 26    |    |       | 40.00          |
| 3           | 0350       | CARPORT WD  | 0       | 0 | 7  | 26    |    |       | 13.00          |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 86,870    |  |  |
| TOTAL MARKET OB/XF VALUE  | 6,505     |  |  |
| TOTAL LAND VALUE - MARKET | 350,000   |  |  |
| TOTAL MARKET VALUE        | 443,375   |  |  |
| SOH/AGL Deduction         | 127,699   |  |  |
| ASSESSED VALUE            | 315,676   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 315,676   |  |  |
| TOTAL JUST VALUE          | 443,375   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              | 0         |  |  |
| PREVIOUS YEAR MKT VALUE   | 389,874   |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20011019   | REROOF      | 4,000 | 05/29/2001 |

| SALES DATA                    |            |           |     |     |        |            |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1765/1588                     | 11/17/2011 | WD        | Q   | I   | 02     | 170,000    |  |
| GRANTOR: KAVAN STANLEY J JR & |            |           |     |     |        |            |  |
| GRANTEE: FLATHER MARGARET D   |            |           |     |     |        |            |  |
| 1163/0860                     | 8/19/2003  | WD        | Q   | I   |        | 178,000    |  |
| GRANTOR: BEAUDOIN MICHAEL J   |            |           |     |     |        |            |  |
| GRANTEE: KAVAN STANLEY J JR   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W38 S30 E13 STP=[YR=1993] S2 E5N6 W5 S4 \$ N4 E17 N1 E8 N25 \$ . |  |  |  |  |  |  |  |  |  |