

**OWENS STEVEN R & SUSAN V**  
3412 FAIRWAY LANE  
DURHAM, NC 27712

# 2026

**00-SB-30-1520-0003-0000**

| BUILDING CHARACTERISTICS |  |                  |  |                   |  |      |  |              |  | MARKET ADJUSTMENTS   |  |             |  |                   |  |                |  |      |  | NASSAU COUNTY PROPERTY |  |      |  |      |  |      |  |        |  | PAGE 1 of 1               |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|--------------------------|--|------------------|--|-------------------|--|------|--|--------------|--|----------------------|--|-------------|--|-------------------|--|----------------|--|------|--|------------------------|--|------|--|------|--|------|--|--------|--|---------------------------|--|--|--|--|-------------|--|--|--|--|---------|--|--|--|--|------------|--|--|--|--|
| ELEMENT                  |  | CD               |  | CONSTRUCTION      |  | TYPE |  | MDL          |  | EFF. AREA            |  | TOT ADJ PTS |  | EFF. BASE RATE    |  | REPL. COST NEW |  | AYB  |  | EYB                    |  | ECON |  | FNCT |  | NORM |  | % COND |  | VALUATION SUMMARY         |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Exterior Wall            |  | 16               |  | WD FR STUC 100    |  | 0500 |  | 11           |  | 2,223                |  | 160.4064    |  | 266.27            |  | 591,918        |  | 2020 |  | 2020                   |  | 0    |  | 0    |  | 2.50 |  | 97.50  |  | VALUATION BY              |  |  |  |  | STANDARD    |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Roof Structur            |  | 03               |  | GABLE/HIP 100     |  | 2    |  | SFR CUST     |  | 0%                   |  | - 2026      |  | Heated Area: 1960 |  | HX Base Yr     |  |      |  |                        |  |      |  |      |  |      |  |        |  | Tax Group: 8              |  |  |  |  | Tax Dist:   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Roof Cover               |  | 03               |  | COMP SHNGL 100    |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | BUILDING MARKET VALUE     |  |  |  |  | 577,120     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Interior Wall            |  | 05               |  | DRYWALL 100       |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,430       |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Interior Floo            |  | 11               |  | CLAY TILE 100     |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 510,000     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Air Condition            |  | 03               |  | CENTRAL 100       |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | TOTAL MARKET VALUE        |  |  |  |  | 1,090,550   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100    |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | SOH/AGL Deduction         |  |  |  |  | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Bedrooms                 |  |                  |  | 3 100             |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | ASSESSED VALUE            |  |  |  |  | 1,090,550   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Bathrooms                |  |                  |  | 3 100             |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | TOTAL EXEMPTION VALUE     |  |  |  |  | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Frame                    |  |                  |  | 02 WOOD FRAME 100 |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | BASE TAXABLE VALUE        |  |  |  |  | 1,090,550   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Stories                  |  | 1.               |  | 1. 100            |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | TOTAL JUST VALUE          |  |  |  |  | 1,090,550   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Units                    |  |                  |  | 0 100             |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | NCON VALUE                |  |  |  |  | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | INCOME VALUE              |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,072,038   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Quality                  |  | 04               |  | Quality Level 04  |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | PERMIT NUM                |  |  |  |  | DESCRIPTION |  |  |  |  | AMT     |  |  |  |  | ISSUED     |  |  |  |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY     |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | 19006706                  |  |  |  |  | NEW CONSTR  |  |  |  |  | 268,234 |  |  |  |  | 06/24/2019 |  |  |  |  |
| MAP NUM                  |  |                  |  | MKT AREA          |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | B1902971                  |  |  |  |  | DEMOLITION  |  |  |  |  | 0       |  |  |  |  | 04/11/2019 |  |  |  |  |
| NEIGHBORHOOD/LOC         |  | 3045.00          |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | B9906650                  |  |  |  |  | ADDITION    |  |  |  |  | 5,500   |  |  |  |  | 12/01/1999 |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE       |  | YEAR |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | 8031                      |  |  |  |  | REMODEL     |  |  |  |  | 4,000   |  |  |  |  | 04/24/1992 |  |  |  |  |
| BAS                      |  | 1,960            |  | 100               |  | 2020 |  | 1,960        |  | 508,842              |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  | 7453                      |  |  |  |  | NEW CONSTR  |  |  |  |  | 80,000  |  |  |  |  | 08/14/1991 |  |  |  |  |
| FGR                      |  | 439              |  | 55                |  | 2020 |  | 241          |  | 62,567               |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| F                        |  |                  |  |                   |  |      |  |              |  |                      |  |             |  |                   |  |                |  |      |  |                        |  |      |  |      |  |      |  |        |  |                           |  |  |  |  |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |