

TIDEWATER @ OCEAN REACH #1
PB 6/46

P O BOX 421532
ATLANTA, GA 30342

2023

00-00-30-085T-0060-0000

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		10		ABOVE AVG 70		0900		01		2,294		122.8430		145.88		334,649		1999		1999		0		0		11.15		88.85		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM		- 0%		- 0		Heated Area: 1968		HX Base Yr														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 80																										BUILDING MARKET VALUE									
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms		4		100																										SOH/AGL Deduction									
Bathrooms		2		100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units		00		NONE 100																										TOTAL JUST VALUE									
Occupancy		00		NONE 100																										NCON VALUE									
Quality		06		Quality Level 06																										INCOME VALUE									
DOR CODE		0100		SINGLE FAMILY																										PREVIOUS YEAR MKT VALUE									
MAP NUM				MKT AREA				02																															
NEIGHBORHOOD/LOC		2031.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,968		100		1,968		255,081																															
FGR		420		55		231		29,941																															
FOP		94		30		28		3,630																															
FOP		224		30		67		8,684																															
TOTALS		2,706				2,294		297,336																															
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									
1		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		1999		1999		3		84		2,940											
2		0810		CONCRETE A		0 0		0 0		620.00		SF		6.50		6.50		100		1999		1999		3		79		3,184											
3		0810		CONCRETE A		0 0		9 3		27.00		SF		6.50		6.50		100		1999		1999		3		79		139											