

CARLOMAGNO MATTHEW & CATHY GRAY
140 GARDEN LN
DECATUR, GA 30030

00-00-31-1030-005H-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2			
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY														
Floor			5 100					1030000		0					1974	1974	100	100	0				VALUATION BY										STANDARD				
Recreation		POOL	POOL 100					1	CONDO	-	0%	-	0	SQFT=1412								HX Base Yr		Tax Group: 2										Tax Dist:			
Location		INTERIOR	INTERIOR 100																					BUILDING MARKET VALUE										614,000			
View Lump Sum		OCEAN	OCEAN 100																					TOTAL MARKET OB/XF VALUE										0			
Desirable 5th Floor		5TH FLOOR	5TH FLOOR 100																					TOTAL LAND VALUE - MARKET										0			
Balcony FOP/PATIO		FOP/PATIO	FOP/PATIO 100																					TOTAL MARKET VALUE										614,000			
Parking		OPEN SPC	1 OPEN SPC 100																					SOH/AGL Deduction										125,049			
Bedrooms			3 100																					ASSESSED VALUE										488,951			
Bathrooms			2 100																					TOTAL EXEMPTION VALUE										0			
Oth Rooms			2 100																					BASE TAXABLE VALUE										488,951			
																								TOTAL JUST VALUE										614,000			
																								NCON VALUE										0			
																								INCOME VALUE													
																								PREVIOUS YEAR MKT VALUE										558,000			
Quality		03	Quality Level 03																																		
DOR CODE		0400	CONDOMINIUM																																		
MAP NUM			MKT AREA																			01															
NEIGHBORHOOD/LOC			1065.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													