

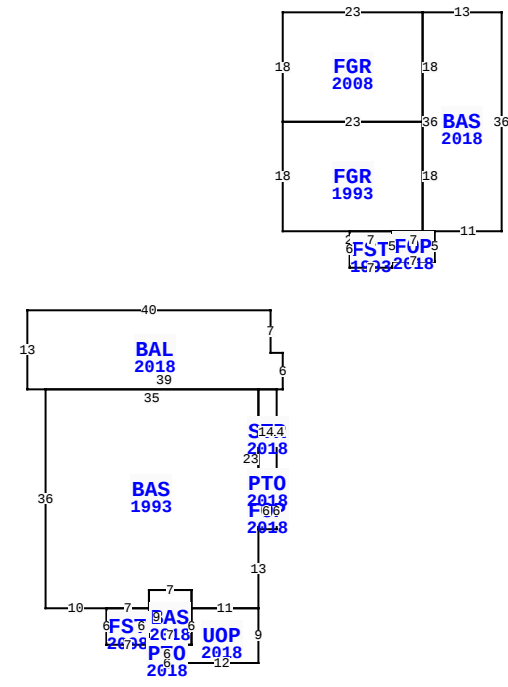
BLK 27 LOT 6
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

CARRIGAN BRIAN DAVID & LARA
155 WREN COURT
ATHENS, GA 30605

2023

00-00-31-1041-0027-0060



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0500	01	2,392	128.7132	183.42	438,741	1984	2013	0	0	0	4.00	96.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023													STANDARD													
Roof Cover	03	COMP SHNGL 100	Heated Area: 1770													Tax Group: 2													
Interior Wall	05	DRYWALL 100	HX Base Yr													Tax Dist:													
Interior Floor	12	HARDWOOD 70														BUILDING MARKET VALUE													
Interior Floor	15	HARDTILE 30														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms	3	100														SOH/AGL Deduction													
Bathrooms	3	100														ASSESSED VALUE													
Frame	07	SPECIAL 100														TOTAL EXEMPTION VALUE													
Stories	2.	2. 100														BASE TAXABLE VALUE													
Units	0	100														TOTAL JUST VALUE													
BUD8 Adjustme	02	DIST FB 100														NCON VALUE													
Occupancy	00	NONE 100														INCOME VALUE													
																PREVIOUS YEAR MKT VALUE													