

BRUCE CLAYTON R & ALTA P/TRUSTEES OF BRUCE LIVING
3429 BOB BOWEN ROAD
BLACKSHEAR, GA 31516

00-00-31-1250-6313-0000

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																											
Floor			1 100				1250000		0				1974	1974	100	100	0			VALUATION BY																											
Recreation CLUBHOUSE			CLUBHOUSE 100				1	CONDO - 0% - 0										SQFT=1803										HX Base Yr										STANDARD									
Recreation POOL			POOL 100																									Tax Group: 2										Tax Dist:									
Recreation TENNIS CT			TENNIS CT 100																									BUILDING MARKET VALUE										421,000									
Location INTERIOR			INTERIOR 100																									TOTAL MARKET OB/XF VALUE										0									
View Lump TYPICAL			TYPICAL 100																									TOTAL LAND VALUE - MARKET										0									
Balcony FOP/PATIO			FOP/PATIO 100																									TOTAL MARKET VALUE										421,000									
Parking OPEN			OPEN 100																									SOH/AGL Deduction										116,613									
Bedrooms			3 100																									ASSESSED VALUE										304,387									
Bathrooms			2.5 100																									TOTAL EXEMPTION VALUE										0									
Oth Rooms			3 100																									BASE TAXABLE VALUE										304,387									
																												TOTAL JUST VALUE										421,000									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										412,000									
Quality		03	Quality Level 03																																												
DOR CODE		0400	CONDOMINIUM																																												
MAP NUM			MKT AREA				01																																								
NEIGHBORHOOD/LOC		1020.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
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