

LAUGHINPLACETOO LLC/CONWAY SHARON JACK
1455 VERNON RIDGE CT
ATLANTA, GA 30338

00-00-31-134B-0129-0000

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	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100		0900	01	1,665	112.0000	133.00	221,445	1996	1996	0	0	0	13.00	87.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023													Heated Area: 1252											
Roof Cover		03	COMP SHNGL 100															HX Base Yr											
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		08	SHT VINYL 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		07	SPECIAL 100																										
Stories		1.	1. 100																										
Units		00	0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															01											
NEIGHBORHOOD/LOC		1041.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,252	100	1,252	144,869																									
FCP	955	25	239	27,655																									
FCP	688	25	172	19,902																									
FOP	8	30	2	231																									