

TITAN REALTY HOLDINGS LLC
3925 CHARLEMAGNE WAY SW
MARIETTA, GA 30064

00-00-31-134B-0220-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 50
Exterior Wall23REINF CONC 50
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall04PLYWOOD 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms5 100
Bathrooms3 100

Frame03MASONRY 100
Stories2. 100
Units0 100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0800MULTI-FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	933	100	933	106,094
HXB	1,320	100	1,320	150,100
HXG	299	55	164	18,649
HXP	56	30	17	1,933
HXP	64	30	19	2,161

TOTALS2,6722,453278,935

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2700012,453109.9200131.08321,539197219950013.2586.75

1 DUPLEX - 0% - 2023Heated Area: 2253HX Base Yr

APT1993

HXP1993

HXB1993

HXP1993

HXP1993

HXP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE278,935
TOTAL MARKET OB/XF VALUE8,038
TOTAL LAND VALUE - MARKET250,000
TOTAL MARKET VALUE536,973
SOH/AGL Deduction0
ASSESSED VALUE536,973
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE536,973
TOTAL JUST VALUE536,973
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE486,887

PERMIT NUMDESCRIPTIONAMTISSUED

20072007REPLACE STAIRS1,00010/24/2007
20040635REMODEL1,00003/31/2004
20040622REMODEL2,00003/30/2004
20040577REMODEL5,00003/24/2004
20012370REPAIR/RRF3,00010/26/2001
19991409XFOB80010/21/1999

SALES DATA

OFF RECORDNumberDATETYPEINSTQ / I / V / RSN CD SALE PRICE

2592/09329/15/2022QC U I 11100

GRANTOR: BOHANNON JOHN R & CHR

GRANTEE:TITAN REALTY HOLDIN

2511/128011/05/2021WD Q I 01832,900

GRANTOR: AZAR KRISTINE R & DAN

GRANTEE:BOHANNON JOHN R & C

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W28 S44 E15 HXG=[YR=1993] E13 N23 W13 S23 \$
N23 E13 N21 \$ PTR= E15 HXB=[YR=1993] E12 HXP=[YR=1993] N8
E8 S8 W8 \$ E18 S44 W30 HXP=[YR=1993] W7 N8 E7 S8 \$ N44 \$ W15
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LAND DESCRIPTION

L NUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UNITUNIT DPHT% TOT UNITADJ UNITLAND OTHERADJUSTMENTSYEARDENSITYDECLFRZYR CONSRV

1000800CMULTI-FAM00006R-250.00100.0050.00FF1.001.001.005,000.005,000.00250,000

REVIEW DATE04/11/2018BY DJXTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/02/2023 BY SYS