

LOT 35  
IN OR 1909/1784  
HAMBYS ADD #1 PB 2/32

JENSEN LOUNELL B  
777 CHULA BROOKFIELD RD  
CHULA, GA 31733

2023

00-00-31-1360-0035-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 50  |
| Exterior Wall            | 17 | CB STUCCO 50   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1052.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 972              | 100         | 972          | 152,644              |
| FGR       | 453              | 55          | 249          | 39,103               |
| FOP       | 103              | 30          | 31           | 4,868                |
| FOP       | 152              | 30          | 46           | 7,224                |
| FOP       | 247              | 30          | 74           | 11,621               |
| FST       | 35               | 55          | 19           | 2,983                |
| FST       | 48               | 55          | 26           | 4,083                |
| FUS       | 1,401            | 100         | 1,401        | 220,014              |
| UOP       | 120              | 20          | 24           | 3,769                |
| TOTALS    | 3,531            |             | 2,842        | 446,310              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |       |
| 2              | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 1,182.00 | SF | 4.00     |       |
| 3              | 0825       | BRICK       | 0   | 0   | 0 | 0 | 145.00   | SF | 12.50    |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1                | 000120   | C   | SFR OCN FT           | 0   |     |          | 50.00 | 250.00 | 50.00       | FF        |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND |
| 0500                | 01  | 2,842     | 127.4016    | 181.55         | 515,965        | 1995 | 1995 | 0    | 0    | 13.50  |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |        |
| Heated Area: 2373   |     |           |             |                |                |      |      |      |      |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |        |
|                     |     |           |             |                |                |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|
| 6,633       |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|
| 6,633       |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |
| 446,310                   |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |
| 6,633                     |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |
| 900,000                   |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |
| 1,352,943                 |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |
| 16,633                    |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |
| 1,336,310                 |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |
| 1,336,310                 |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |
| 1,352,943                 |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |
| 1,369,894                 |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20121651   | CHIMREP     | 2,000   | 08/14/2012 |
| 20110831   | H/AC        | 2,000   | 05/31/2011 |
| 20080796   | H/AC        | 3,000   | 05/09/2008 |
| B959226    | NEW CONSTR  | 105,405 | 08/01/1995 |

| SALES DATA                    |            |              |        |        |           |               |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1909/1784                     | 3/28/2014  | WD           | Q      | I      | 02        | 1,070,000     |
| GRANTOR: WHITMIRE FRED C JR & |            |              |        |        |           |               |
| GRANTEE: JENSEN LOUNELL B     |            |              |        |        |           |               |
| 1275/1701                     | 11/22/2004 | WD           | Q      | I      |           | 1,330,000     |
| GRANTOR: SUN PARTNERS LLC     |            |              |        |        |           |               |
| GRANTEE: WHITMIRE FRED C JR   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|
| FST=[YR=1995] W6 FOP=[YR=1995] W19 S8 E19 N8 \$ S8            |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1995] W19 N6 W14 S40 E14 FST=[YR=1995] S2 E5          |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1995] E20 N22 W7 N1 W13 S23 \$ N7 W5 S5 \$ N5 E5 N16  |  |  |  |  |  |  |  |  |  |  |
| E13 S1 E7 N14 W6 \$ E6 N8 \$ PTR= E15 FUS=[YR=1995] E15       |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1995] N2 E1 N1 E22 S1 E2 S9 W25 N7 \$ S7 E25 S15 E1   |  |  |  |  |  |  |  |  |  |  |
| S12 W1 S8 W11 FOP=[YR=1995] S1 W9 UOP=[YR=1995] S5 W16 S3 W5  |  |  |  |  |  |  |  |  |  |  |
| N8 E21\$ W6 N3 E1 N5 E11 S4 E3 S3\$ N3 W3 N4 W11 S5 W15 N40\$ |  |  |  |  |  |  |  |  |  |  |
| W15\$ .                                                       |  |  |  |  |  |  |  |  |  |  |