

BLOCK 24 LOT 3
IN OR 1608/1347
OCEAN CITY SOUTH PORT PB2/39

MONROE BEACH COTTAGE LLC
1430 BRAWLEY CIRCLE
ATLANTA, GA 30319

2023

00-00-31-1540-0024-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1051.00
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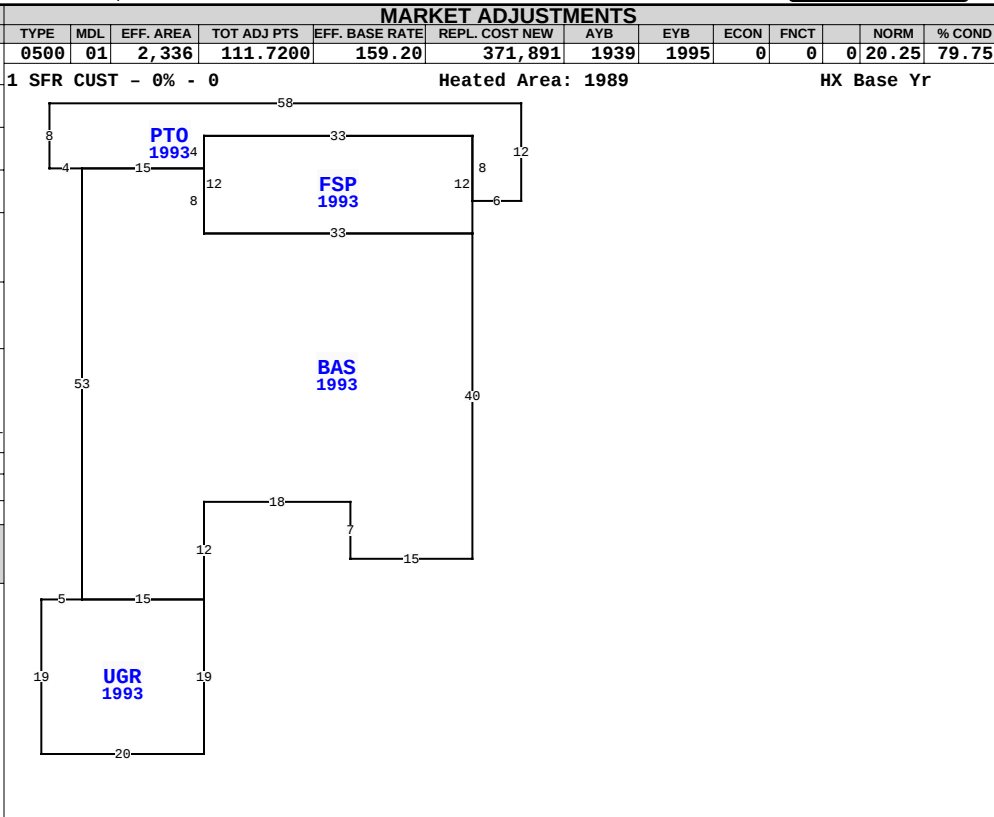
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	1,989	252,528
FSP	396	40	158	20,060
PTO	356	5	18	2,286
UGR	380	45	171	21,710

TOTALS	3,121		2,336	296,583
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	48	24			1,152.00	SF 4.00						
2	0812	CONCRETE C	0	0	0	0			1,245.00	SF 4.00						
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT 3,500.00						
4	0819	CONC 12"	0	0	0	0			947.00	SF 9.50						
7	0810	CONCRETE A	0	0	7	4			28.00	SF 6.50						
8	0476	VF 6 SBPL	0	0	0	0			18.00	LF 32.00						
9	0810	CONCRETE A	0	0	0	0			92.00	SF 6.50						
10	1123	CB 8"	0	0	0	0			306.00	SF 6.15						
11	0819	CONC 12"	0	0	0	0			947.00	SF 9.50						

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



BLD DATE	12/26/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF			22,642
L N	USE CODE	CLS	ADJ UNIT PRICE
1	000120	C	15,000.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	296,583			
TOTAL MARKET OB/XF VALUE	22,642			
TOTAL LAND VALUE - MARKET	1,125,000			
TOTAL MARKET VALUE	1,444,225			
SOH/AGL Deduction	153,078			
ASSESSED VALUE	1,291,147			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,291,147			
TOTAL JUST VALUE	1,444,225			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,446,541			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132565	SEAWAL/SLAB	15,272	11/08/2013
20111362	REPAIR/RRF	3,500	08/15/2011
20101783	ELEC OTHER	400	10/15/2010
20060421	REPAIR/RRF	1,500	03/01/2006
20060353	REMODEL	4,000	02/15/2006
20060254	REMODEL	6,000	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1608/1347	2/01/2009	WD U	I	I	19
GRANTOR: HAMMOND ANN M ETAL					
GRANTEE: MONROE BEACH COTTAG					
1608/1343	1/22/2009	WD U	I	I	19
GRANTOR: MONROE MOI M III & HE					
GRANTEE: HAMMOND ANN M ETAL					

BUILDING NOTES		

BUILDING DIMENSIONS		
PTO=[YR=1993]	W58 S8 E4 BAS=[YR=1993]	S53 UGR=[YR=1993]
W5	S19 E20 N19 W15 \$ E15 N12 E18 S7 E15 N40 FSP=[YR=1993]	N12
W33 S12 E33 \$ W33 N8 W15 \$ E15 N4 E33 S8 E6 N12 \$.		