

S 32FT OF LOT 4
IN OR 1754/1748
OCEAN HILLS PBK 5/372

SMITH ANN MARIE/JOHNSON KEITH
1200 N TOOMBS ST
VALDOSTA, GA 31601

2023

00-00-31-155H-0004-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	36	4,253
BAS	590	100	590	69,690
FGR	420	55	231	27,286
FOP	32	30	10	1,181
FUS	1,083	100	1,083	127,923
PTO	160	5	8	945
STR	60	10	6	708
TOTALS	2,585		1,964	231,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,964	142.5067	135.38	265,886	1996	1996	0	0	0 12.75	87.25

1 TOWNHOUSE - 0% - 0

Heated Area: 1673

HX Base Yr

The floor plan diagram shows a townhouse layout with the following rooms and dimensions:

- STR 2011**: 15' x 4'
- BAS 2011**: 18' x 14'
- PTO 1996**: 10' x 10'
- BAS 1996**: 33' x 26'
- FUS 1996**: 52' x 26'
- FOP 1996**: 8' x 8'
- FGR 1996**: 21' x 20'

Other dimensions shown include 4', 16', 10', 7', 10', 20', 10', 3, 7, 3, 4, 15, 6, 6, 4, 4, 26, 10, 3, 7, 3, 20, 21, 20, 10, 16, 4, 10, 16, 10, 10, 15, 16, 4, 18, 4, 15, 14, 10, 16, 4,