

LOT 36
IN OR 1620/22
OCEAN RIDGE PB 5/103 & 104

BIRCHMORE CHARLES JR & RICANNE P
4850 OAK ARBOR DRIVE
VALDOSTA, GA 31602

2023

00-00-31-155R-0036-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1075.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1,411	138,450
FGR	316	55	174	17,073
FOP	94	30	28	2,747
FSP	185	40	74	7,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,687	137.9220	117.23	197,767	1987	1987	0	0	16.30	83.70

1 SFR PATIO - 0% - 0

Heated Area: 1411

HX Base Yr

The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are labeled in blue text: BAS 1993, FSP 1993, and FGR 1993. The dimensions are indicated by numbers along the lines of the plan. The plan includes a large central area (BAS 1993) and two smaller areas (FSP 1993 and FGR 1993) located at the bottom. The dimensions are as follows: 15, 11, 13, 10, 5, 3, 13, 7, 9, 2, 9, 3, 8, 4, 10, 9, 2, 3, 6, 14, 12, 5, 20, 8, 21, 13, 12.