

LOT 1
IN OR 1455/876
SEA GROVE PB 6/152-154

GISPERS PASQUALE & MARGARET L
100 CARTIER COURT
ROSWELL, GA 30076-3913

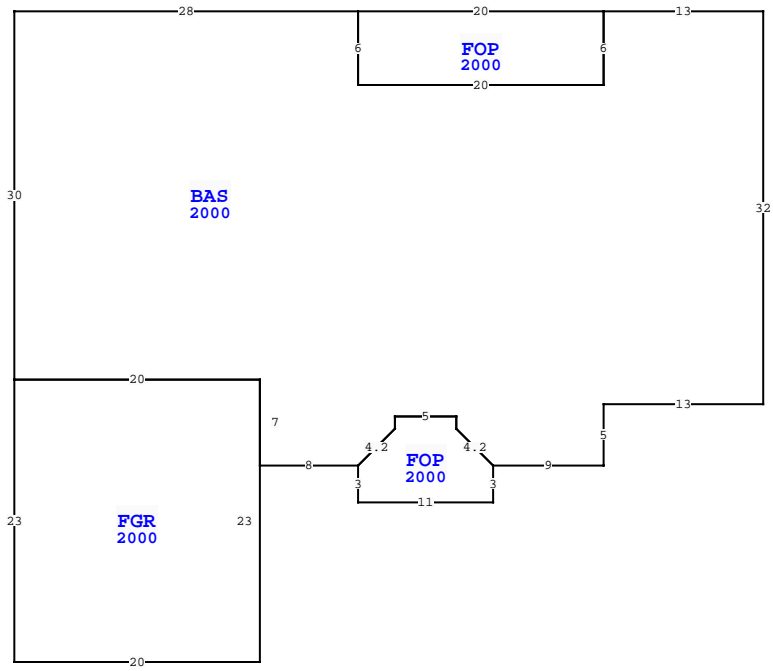
2023

00-00-31-1676-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,903	100	1,903
FGR	460	55	253
FOP	62	30	19
FOP	120	30	36
TOTALS	2,545		2,211
			356,386

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,211	127.0962	181.11	400,434	2000	2000	0	0	11.00	89.00	
1 SFR CUST - 0% - 0												
Heated Area: 1903												
HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			356,386	
TOTAL MARKET OB/XF VALUE			8,600	
TOTAL LAND VALUE - MARKET			225,000	
TOTAL MARKET VALUE			589,986	
SOH/AGL Deduction			115,021	
ASSESSED VALUE			474,965	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			474,965	
TOTAL JUST VALUE			589,986	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			488,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001901	NEW CONSTR	122,500	01/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/0876	10/31/2006	WD	Q	I		425,000
GRANTOR: JACKSON WAUNELLE C &						
GRANTEE: GISPERT PASQUALE &						
0904/1389	10/22/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: JACKSON WAUNELLE TR						

EXTRA FEATURES																
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	0819	CONC 12"	0	0	2	5		9.50	9.50	100	2000	2000	3	80	76	
2	1242	WD DECK A	0	0	3	3		10.50	10.50	100	2000	2000	3	20	19	
3	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	2000	2000	3	80	8,481	
4	1242	WD DECK A	0	0	4	3		10.00	10.00	100	2000	2000	3	20	24	
TOTALS													8,600			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000								