

LOT 1-5
IN OR 1770/1917
SURF UNIT ONE PB 7/300

BUICE EDDIE D & SANDRA E
PO BOX 983
FORSYTH, GA 31029

2023

00-00-31-1741-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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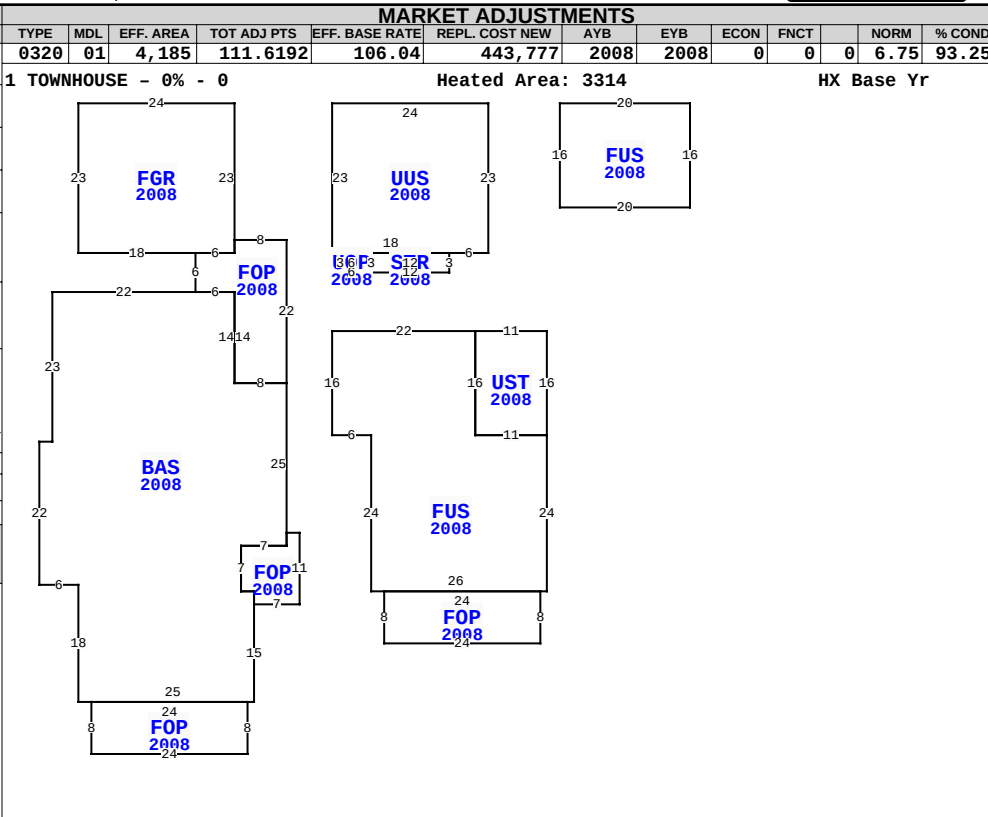
NEIGHBORHOOD/LOC	1101.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	197,172
FGR	552	55	304	30,060
FOP	81	30	24	2,373
FOP	192	30	58	5,735
FOP	192	30	58	5,735
FOP	212	30	64	6,329
FUS	320	100	320	31,643
FUS	1,000	100	1,000	98,882
STR	36	10	4	395
UOP	18	20	4	395
TOTALS	5,325		4,185	413,822

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2008	2008	3	40	200	
3	0855	CONC PAVER	0	0	70	4	280.00	SF	10.00	10.00	100	2008	2008	3	90	2,520	
4	0855	CONC PAVER	0	0	0	0	853.00	SF	10.00	10.00	100	2008	2008	3	90	7,677	
5	1076	TRELLIS A	0	0	5	5	25.00	SF	7.50	7.50	100	2008	2008	3	56	105	
6	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE	01/06/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF			22,362		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	R-3

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		413,822	
TOTAL MARKET OB/XF VALUE		22,362	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		561,184	
SOH/AGL Deduction		9,521	
ASSESSED VALUE		551,663	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,663	
TOTAL JUST VALUE		561,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112293	HVAC	2,200	12/29/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1770/1917	12/19/2011	WD U	I	11	
GRANTOR: BRANCH BANKING & TRUS					
GRANTEE: BUICE EDDIE D & SAN					
1769/1458	12/16/2011	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: BRANCH BANKING & TR					

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2008] W24 S23 E18 FOP=[YR=2008] S6 BAS=[YR=2008] W22 S23 W2 S22 E6 S18 E2 FOP=[YR=2008] S8 E24 N8 W24\$ E25 N15 FOP=[YR=2008] E7 N11 W2 S2 W7 S7 E2S2\$N2 W2 N7 E7 N25 W8 N14 W6\$ E6 S14 E8 N22 W8 S2 W6 \$ E6 N23\$ PTR=E15UUS=[YR=2008] E24 S23 W6 STR=[YR=2008] S3 W12 UOP=[YR=2008] W6 N3 E6 S3\$ N3 E12\$ W18 N23\$ W15\$ PTR=E15S35 FUS=[YR=2008] E22 UST=[YR=2008] E11 S16 W11 N16\$ S16 E11 S24 W1 FOP=[YR=2008] S8 W24 N8 E24\$ W26 N24 W6 N16\$ W15N35\$ PTR=E50 FUS=[YR=2008] E20 S16 W20 N16\$ W50\$.		