

BLOCK 241 LOTS 97 98 & 99  
IN OR 2188/1273  
EX S-1 OF LOTS 97-99

MIRES RONALD D/TRAPP-MIRES GINA  
3119 NORTH BOGAN RD  
BUFORD, GA 30519

2023

00-00-31-1800-0241-0970



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |

|          |                     |
|----------|---------------------|
| Quality  | 03 Quality Level 03 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 768              | 100         | 768          | 134,164              |
| FGR       | 312              | 55          | 172          | 30,047               |
| FOP       | 12               | 30          | 4            | 699                  |
| FUS       | 565              | 100         | 565          | 98,701               |
| TOTALS    | 1,657            |             | 1,509        | 263,610              |

| 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 |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 52 | 10    |    |       | 6.50           | 100       | 2005    | 2005        | 3 | 87     |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 8  | 12    |    |       | 6.50           | 100       | 2005    | 2005        | 3 | 87     |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 4  | 4     |    |       | 6.50           | 100       | 2005    | 2005        | 3 | 87     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-2      | 48.00 | 75.00 | 48.00       | FF        |     | 1.00     | 1.00   | 1.00    |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0320               | 12  | 1,509     | 200.9706    | 190.92         | 288,098        | 2005 | 2005 | 0    | 0    | 0 | 8.50 | 91.50  |

1 TOWNHOUSE - 0% - 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  

|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|-------------------------------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-------|-----------|--|
| 1387 FIR ST, FERNANDINA BEACH |    |       |                |           | XF DATE  |             |   |        |                 |       | LAND DATE |  |
|                               |    |       |                |           | INC DATE |             |   |        |                 |       | AG DATE   |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
| UNITS                         | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |           |  |
| 520.00                        | SF | 6.50  | 6.50           | 100       | 2005     | 2005        | 3 | 87     | 2,941           |       |           |  |
| 96.00                         | SF | 6.50  | 6.50           | 100       | 2005     | 2005        | 3 | 87     | 543             |       |           |  |
| 16.00                         | SF | 6.50  | 6.50           | 100       | 2005     | 2005        | 3 | 87     | 90              |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |
|                               |    |       |                |           |          |             |   |        |                 |       |           |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 263,610     |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,574       |   |
| TOTAL LAND VALUE - MARKET |  | 96,000      |   |
| TOTAL MARKET VALUE        |  | 363,184     |   |
| SOH/AGL Deduction         |  | 118,732     |   |
| ASSESSED VALUE            |  | 244,452     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 244,452     |   |
| TOTAL JUST VALUE          |  | 363,184     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 270,840     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20051210   | H/AC        | 5,000  | 02/09/2005 |
| 20051211   | H/AC        | 5,000  | 02/09/2005 |
| 20051173   | NEW CONSTR  | 2,000  | 02/03/2005 |
| 20051003   | NEW CONSTR  | 2,000  | 01/06/2005 |
| 20051004   | NEW CONSTR  | 2,000  | 01/06/2005 |
| 20042425   | NEW CONSTR  | 85,000 | 12/27/2004 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2188/1273                    | 4/05/2018  | WD        | Q   | I   | 01     | 185,000    |
| GRANTOR: SWEENEY RISE D      |            |           |     |     |        |            |
| GRANTEE: MIRES RONALD D & GI |            |           |     |     |        |            |
| 1947/1066                    | 11/14/2014 | WD        | Q   | I   | 01     | 147,500    |
| GRANTOR: COOPER KITTY S      |            |           |     |     |        |            |
| GRANTEE: SWEENEY RISE D      |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2005] W12 BAS=[YR=2005] W26 S30 E11 FOP=[YR=2005] E4 N3 W4 S3 \$ N3 E4 S3 E11 N30 \$ S26 E12 N26 \$ PTR= N15 FUS=[YR=2005] N30 W26 S14 E14 S13 W3 S3 E15 \$ S15 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |