

WAGNER RUSSELL & BRENDA K
155 TERRACE GLEN DR
ALPHARETTA, GA 30004

00-SB-30-046E-0011-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
CONSTRUCTION																	PAGE 1 of 1 8									
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 100			0500	11	2,392	159.4333	227.19	543,438	2019	2019	0	0	1.50	98.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100			1 SFR CUST - 0% - 0												Tax Group: 8 Tax Dist:									
Roof Cover	08	CLAY TILE 100			Heated Area: 2113												535,286									
Interior Wall	05	DRYWALL 100			HX Base Yr												2,883									
Interior Floo	11	CLAY TILE 70															115,000									
Interior Floo	14	CARPET 30															653,169									
Air Condition	03	CENTRAL 100															158,887									
Heating Type	04	AIR DUCTED 100															494,282									
Bedrooms		3 100															0									
Bathrooms		3 100															494,282									
Frame	02	WOOD FRAME 100															653,169									
Stories	2.	2. 100															0									
Units	00	0 100															INCOME VALUE									
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE 542,762									