

LOT 20
IN OR 1930/1639
OCEAN VILLAGE #3 PB 6/27-28

HART TERESA JAN
4465 HIGHGROVE POINTE
SANDY SPRINGS, GA 30319

2023

00-SB-30-157V-0020-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
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	11	CLAY TILE 50		
Interior Floo	14	CARPET 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		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3045.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	337,664
FGR	529	55	291	48,983
FOP	126	30	38	6,396
FSP	161	40	64	10,773
PTO	20	5	1	168
USP	72	30	22	3,704
TOTALS	2,914		2,422	407,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,422	131.2514	187.03	452,987	1997	2002	0	0	10.00	90.00

1 SFR CUST - 0% - 0

Heated Area: 2006

HX Base Yr

The floor plan diagram illustrates the layout of a property with several distinct areas, each labeled with a code and a year. The areas are: USP 2010 (top left), PTO 2010 (top right), FSP 1997 (center), BAS 1997 (large central area), FGR 1997 (bottom left), and FOP 1997 (bottom center). Dimensions are provided for various sections of the property, including perimeter lengths and internal divisions. For example, the top perimeter is 23 units long, and the bottom perimeter is 27 units long. The central area is divided into sections with dimensions of 18, 5, 4, 4, 7, 7, 23, and 23 units. The bottom left area is a large rectangle with dimensions of 23, 23, 17, and 23 units. The bottom center area is a smaller rectangle with dimensions of 8, 7, 7, 3, 3, 5, 14, and 15 units. The bottom right area is a large rectangle with dimensions of 14, 15, 43, and 14 units. The top area is divided into sections with dimensions of 18, 5, 4, 4, 7, 7, 23, and 23 units. The bottom area is divided into sections with dimensions of 11, 3, 4, 3, 5, 14, and 15 units.

BLD DATE	LGL DATE
XF DATE	LAND DATE