

LOT 3  
IN OR 1318/123  
SEASIDE PRIVACY HOMES AT

YOUNG HOLLY S  
PO BOX 369  
POOLER, GA 31322-0369

2023

00-SB-30-1920-0003-0000



| 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            | 14 | CARPET 100     |
| 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          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |

|                  |      |                  |
|------------------|------|------------------|
| Quality          | 03   | Quality Level 03 |
| DOR CODE         | 0100 | SINGLE FAMILY    |
| MAP NUM          |      | MKT AREA 03      |
| NEIGHBORHOOD/LOC |      | 3020.00          |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,283            | 100         | 1,283        | 222,818              |
| FGR       | 288              | 55          | 158          | 27,440               |
| FOP       | 12               | 30          | 4            | 695                  |
| USP       | 169              | 30          | 51           | 8,857                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,752 |  | 1,496 | 259,810 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|---|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0       | 0 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1986    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 60 | 240.00 | SF | 6.50     | 6.50           | 100       | 1986    |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 37 | 296.00 | SF | 6.50     | 6.50           | 100       | 1986    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |         |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0500                | 11  | 1,496     | 145.0848    | 206.75         | 309,298        | 1986 | 1990 | 0    | 0    | 0 16.00 | 84.00  |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1283   |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |         |        |
|                     |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,051       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 259,810   |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,051     |  |
| TOTAL LAND VALUE - MARKET |  | 250,000   |  |
| TOTAL MARKET VALUE        |  | 512,861   |  |
| SOH/AGL Deduction         |  | 121,270   |  |
| ASSESSED VALUE            |  | 391,591   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 391,591   |  |
| TOTAL JUST VALUE          |  | 512,861   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 395,239   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| BP 3176    | N/A         | 33,125 | 01/06/1986 |

| SALES DATA                    |           |           |     |     |            |
|-------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1318/0123                     | 5/16/2005 | WD        | Q   | I   |            |
| GRANTOR: HOLMAN ROSE L & WM & |           |           |     |     | SALE PRICE |
| GRANTEE: YOUNG HOLLY S        |           |           |     |     | 340,000    |
| 1058/0502                     | 5/28/2002 | QC        | U   | I   | 18         |
| GRANTOR: HOLMAN ROSE L ETAL   |           |           |     |     | 70,000     |
| GRANTEE: LORICK WILLIAM & FR  |           |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| USP=[YR=1993] W13 S3 BAS=[YR=1993] W14 S42 FGR=[YR=1993] S24E12 N24 W12 \$ E12 S24 E12 N23 E3 N11 FOP=[YR=1993] N4 W3 S4 E3 \$ W3N4E3 N18 W13 N10 \$ S10 E13 N13 \$. |  |  |  |  |  |  |  |  |  |  |  |