

UNIT 248
IN OR 1855/177
SANDCASTLES OR 359/238

PEACOCK MICHAEL TODD
1112 BROOKWOOD DR
EASTMAN, GA 31023

2023

01-6N-29-V17A-0248-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																												
Floor		2 100	8317021		0				1982	1982	100	100	0																													
Recreation	POOL	POOL 100	1 CONDO - 0% - 0																																							
Location	END	END 100	SQFT=686																																							
View	OCEAN	OCEAN 100	HX Base Yr																																							
Desirability	2ND FLOOR	2ND FLOOR 100																																								
Balcony	OPEN	OPEN 100																																								
Parking	OPEN	OPEN 100																																								
Bedrooms		1 100																																								
Bathrooms		1 100																																								
Oth Rooms		2 100																																								
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				327,600	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				327,600	
SOH/AGL Deduction				67,111	
ASSESSED VALUE				260,489	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				260,489	
TOTAL JUST VALUE				327,600	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				257,920	
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1855/0177	5/06/2013	WD Q	I	02	179,000
GRANTOR: SIMONDS BARBARA M					
GRANTEE: PEACOCK MICHAEL TOD					
0813/1282	11/17/1997	QC U	I	09	100
GRANTOR: SIMONDS CHANDLER D JR					
GRANTEE: SIMONDS BARBARA M					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV