

LOT 106
IN OR 2606/1689
SUNOWA SPRINGS #1 PB 4/75 & 76

SMITH DEL E/SMITH DELBERT (GUARDIAN) ET AL
86 4TH AVENUE
ST GEORGE, GA 31562

2023

02-1S-24-1990-0106-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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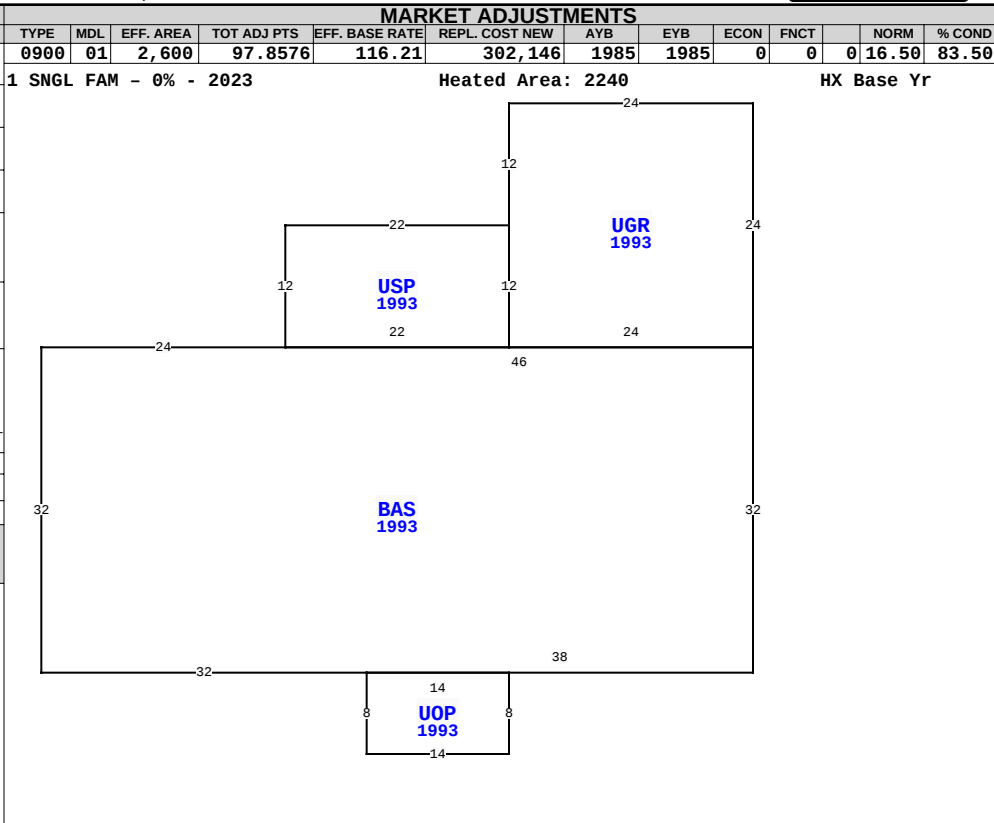
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	217,359
UGR	576	45	259	25,132
UOP	112	20	22	2,135
USP	264	30	79	7,666

TOTALS	3,192		2,600	252,292
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	0	0	0	632.00	SF	5.20
4	1242	WD DECK A	0	0	0	0	180.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.71

REVIEW DATE	10/15/2018	BY	TWA
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12064 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1985	1985	3	60	2,100	
5.20	100	1993	1993	3	68	2,235	
10.00	100	1996	1996	3	20	360	

TOTAL OB/XF									
4,695									

Total Acres: 2.71	Total Land Value: 94,850	Market: 0	Agricultural: 0	Common: 94,850
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		252,292	
TOTAL MARKET OB/XF VALUE		4,695	
TOTAL LAND VALUE - MARKET		94,850	
TOTAL MARKET VALUE		351,837	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,837	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		351,837	
TOTAL JUST VALUE		351,837	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		255,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/1689	12/02/2022	WD	U	I	11	100	
GRANTOR: SMITH DEL E & DELBERT							
GRANTEE: SMITH DEL E & DELBE							
2589/1434	9/08/2022	FJ	U	I	11	0	
GRANTOR: SMITH CONNIE M EST							
GRANTEE: SMITH DEL E ET AL							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W24 S12 USP=[YR=1993] W22 S12 BAS=[YR=1993] W24 S32 E32 UOP=[YR=1993] S8 E14 N8 W14\$ E38 N32 W46\$ E22 N12\$ S12 E24 N24\$.									