

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 2082/1537
PT IN ABND R/W IN DBK 245/237

COTTINGHAM SIDNEY L & SALLY C
1507 GOLF CLUB ROAD EXTENSION
DOUGLAS, GA 31533

2023

09-3N-29-0000-0004-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	23 REINF CONC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

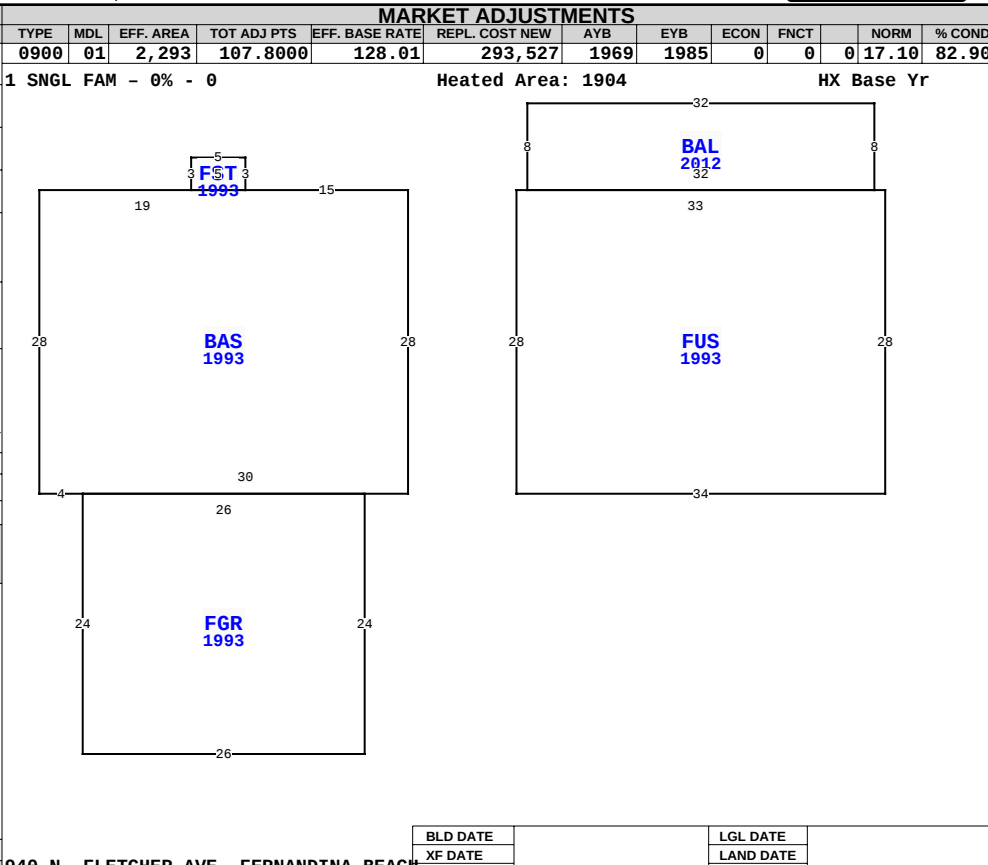
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	256	15	38	4,032
BAS	952	100	952	101,027
FGR	624	55	343	36,399
FST	15	55	8	849
FUS	952	100	952	101,027
TOTALS	2,799		2,293	243,334

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	0	0	593.00	SF	6.50	6.50	100	1969
3	1123	CB 8"	0	0	40	80.00	SF	6.15	6.15	100	1969
4	1123	CB 8"	0	0	37	111.00	SF	6.15	6.15	100	1969

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	0006	R-2	50.00	100.00	50.00	FF	1.00



TOTAL OB/XF											
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2	0810	CONCRETE A	0	0	0	593.00	SF	6.50	6.50	100	1969
3	1123	CB 8"	0	0	40	80.00	SF	6.15	6.15	100	1969
4	1123	CB 8"	0	0	37	111.00	SF	6.15	6.15	100	1969

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		243,334	
TOTAL MARKET OB/XF VALUE		1,055	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		494,389	
SOH/AGL Deduction		78,511	
ASSESSED VALUE		415,878	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		415,878	
TOTAL JUST VALUE		494,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052395	ELEC OTHER	1,000	08/08/2005
21011197	REPAIR/RRF	3,000	05/24/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2082/1537	11/03/2016	WD	U	I	16	82,500	
GRANTOR: CARVER GWINNETTE FITZ							
GRANTEE: COTTINGHAM SIDNEY L							
0752/0151	2/21/1996	DA	U	I	01	100	
GRANTOR: CARVER BRUCE/DEED OF							
GRANTEE: CARBER GWINNETTE F							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FST=[YR=1993] N3 W5 S3 E5 \$ W19 S28 E4 FGR=[YR=1993] S24 E26 N24 W26 \$ E30 N28 \$ PTR= E10 FUS=[YR=1993] S28E34N28W1 BAL=[YR=2012] N8W32S8E32\$ W33\$ W10\$.											