

LOT 38
IN OR 2174/1481
RIVER GLEN #1 PB 7/263

FRANKIEWICZ SUSAN G REV TRUST/FRANKIEWICZ SUSAN G
3840 FALLS LANDING DR
JOHNS CREEK, GA 30022

2023

11-2N-26-1830-0038-0000



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 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1,928	170,572
FGR	432	55	238	21,056
FOP	157	30	47	4,158
FOP	184	30	55	4,866
FUS	492	100	492	43,528

TOTALS	3,193		2,760	244,180
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	667.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	8	24	192.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,760	105.4080	95.13	262,559	2008	2008	0	0	0	7.00	93.00	

1 SINGLE FAM - 0% - 0

Heated Area: 2420

HX Base Yr

The floor plan diagram illustrates a single-family residence layout. It includes several labeled areas: FOP 2008 (Front Porch), FUS 2008 (Front Utility Space), BAS 2008 (Bathroom), and FGR 2008 (Front Garage). Dimensions are provided for various sections, such as 17, 23, 8, 23, 54, 44, 12, 41, 12, 6, 4, 5, 7, 9, 8, 13, 6, 20, 3, 15, 20, 23, and 4. The layout shows a main living area with a porch, utility space, bathroom, and garage, connected by a central hallway.

75119 MORNING GLEN CT, YULEE	BLD DATE 07/08/2008	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF													
4,990													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,180	
TOTAL MARKET OB/XF VALUE		4,990	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		304,170	
SOH/AGL Deduction		22,919	
ASSESSED VALUE		281,251	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		281,251	
TOTAL JUST VALUE		304,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20439	ELEC OTHER	2,000	01/01/2008
M13599	MECH OTHER	0	01/01/2008
P12992	OTHER	0	01/01/2008
C20859	CO ISSUED	0	12/01/2007
R10928	REPAIR/RRF	4,000	12/01/2007
B20859	NEW CONSTR	210,804	12/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2174/1481	1/11/2018	QC U	I	11	
GRANTOR: FRANKIEWICZ SUSAN G					
GRANTEE: SUSAN GARDNER FRANK					
2132/1159	6/30/2017	SW Q	I	01	225,000
GRANTOR: 75119 MORNING GLEN CT					
GRANTEE: FRANKIEWICZ SUSAN G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W23 BAS=[YR=2008] W17 S54 FOP=[YR=2008] S6 E20 FGR=[YR=2008] S15 E20 N23 W8 S2 W9 D3 L3 S3\$ N3 U3 R3 L4 U4 W6 S4 W13\$ E13 N4 E6 D4 R4 E9 N2 E8 N44 W23 N8\$ S8 E23 N8\$ PTR=E15 FUS=[YR=2008] E12 S41 W12 N41\$ W15\$.											