

LOT 53
IN OR 2575/702
PLUMMER CREEK PHASE TWO A

SHV HOMES 1 LLC
3495 PIEDMONT RD, BUILDING 11 STE 300
ATLANTA, GA 30304

2023

12-2N-26-1602-0053-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
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
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	05
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NEIGHBORHOOD/LOC	5013.00
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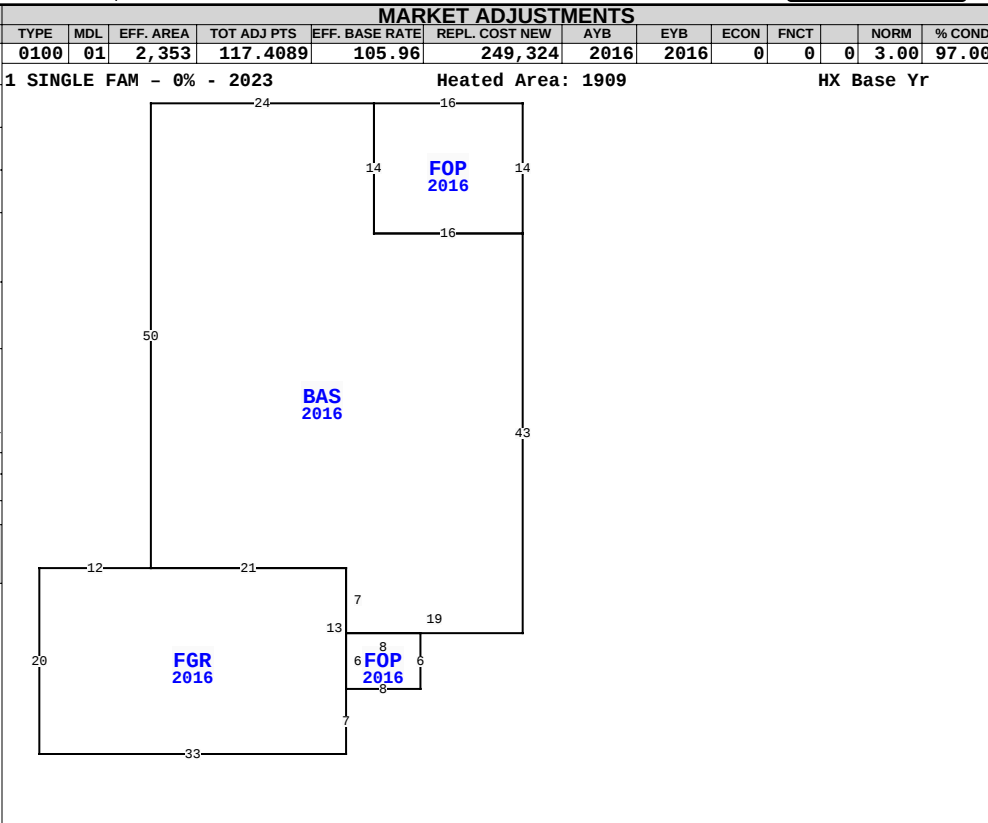
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	196,210
FGR	660	55	363	37,309
FOP	48	30	14	1,439
FOP	224	30	67	6,886

TOTALS	2,841	2,353	241,844
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	965.00	SF	6.50
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00
3	0855	CONC PAVER	0	0	0	0	226.00	SF	10.00

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

REVIEW DATE	08/10/2022	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	97	6,084	
100	2016	2016	3	92	3,533	
100	2021	2021	3	100	2,260	

TOTAL OB/XF									
11,877									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			241,844
TOTAL MARKET OB/XF VALUE			11,877
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			308,721
SOH/AGL Deduction			0
ASSESSED VALUE			308,721
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,721
TOTAL JUST VALUE			308,721
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632033	CO ISSUED	0	07/19/2016
B1632033	NEW CONSTR	251,556	04/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2575/0702	7/01/2022	WD	Q	I	01
GRANTOR: JACKSON ROBERT & DEBO					402,000
GRANTEE: SHV HOMES 1 LLC					
2061/0485	7/21/2016	WD	Q	I	01
GRANTOR: *CONFIDENTIAL *					230,200
GRANTEE: *CONFIDENTIAL *					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] W12 S20 E33 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.									