

LOT 126
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PICKNEY GREGORY G & TERESA
P O BOX 142197
FAYETTEVILLE, GA 30214

2023

30-2N-28-0152-0126-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

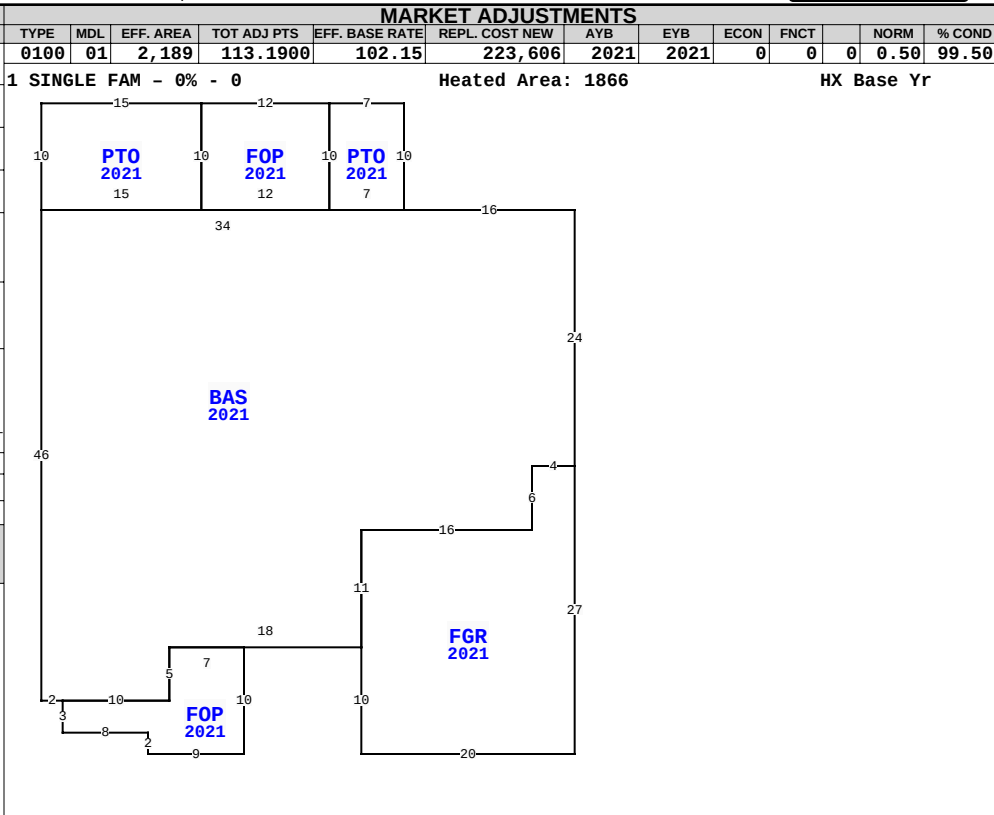
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	189,659
FGR	444	55	244	24,800
FOP	104	30	31	3,151
FOP	120	30	36	3,659
PTO	70	5	4	407
PTO	150	5	8	813

TOTALS	2,754		2,189	222,488
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	677.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		RS-2	0.00	0.00	1.00

REVIEW DATE 12/01/2021 BY TWDJ



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	677.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	677.00	SF	5.20	5.20

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	222,488								
TOTAL MARKET OB/XF VALUE	3,520								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	301,008								
SOH/AGL Deduction	6,923								
ASSESSED VALUE	294,085								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	294,085								
TOTAL JUST VALUE	301,008								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	267,350								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102545	CO ISSUED	0	10/15/2021
B2102545	NEW CONSTR	256,526	03/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2510/0066	10/25/2021	WD	Q	I	01	286,900	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:PICKNEY GREGORY G &							
2430/1055	2/01/2021	WD	U	V	30	980,000	
GRANTOR:DFC AMELIA CONCOURSE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 PT0=[YR=2021] N10 W7 FOP=[YR=2021] W12									
PT0=[YR=2021] W15 S10 E15 N10\$ S10 E12 N10\$ S10 E7\$ W34 S46									
E2 FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18									
FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									