

LOT 5
AMHURST OAKS PB 7/180

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2023

51-2N-25-015A-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 80	0100	01	1,698	123.7500	111.68	189,633	2008	2008	0	0	6.60	93.40	STANDARD										
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 0% - 2023													Heated Area: 1409									
Roof Structur	03	GABLE/HIP 100														HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
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	05	Quality Level 05																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA														07									
NEIGHBORHOOD/LOC	7003.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,409	100	1,409	146,971																					
FGR	426	55	234	24,408																					
FOP	21	30	6	626																					
FOP	120	30	36	3,755																					
PTO	255	5	13	1,356																					
TOTALS	2,231		1,698	177,117																					
EXTRA FEATURES					45059 AMHURST OAKS DR, CALLAHAN																				
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1	0811	CONCRETE B	0	0	0	0	602.00	SF	5.20	5.20	100	2008	2008	3	90	2,817									
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2008	2008	3	76	2,918									
TOTAL OB/XF 5,735																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								
REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0859	7/21/2022	TD	Q	I	01	305,500

GRANTOR: CONNER CHERIE MILLER

GRANTEE: SHV HOMES 1 LLC

2556/1324	4/19/2022	FJ	U	I	11	0
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GRANTOR: MILLER BERTIE M EST

GRANTEE: CONNER CHERIE MILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W7 FOP=[YR=2008] N10 W12 PTO=[YR=2008] N5 W17 S15 E17 N10 \$ S10 E12 \$ W33 S13 W2 S6 E2 S25 E5 S1 E7 N1 E5 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S3 E18 N25 W6 S2 W12 S20 \$ N5 W4 S4 W1 \$ E1 N4 E4 N15 E12 N2 E6 N23 \$.