

BLOCK 4 LOT 28
IN OR 742/372 & OR 1938/1
AMERICAN BEACH SUB #1 PB 2/42

OWENS LARNEY E III/OWENS JOHN EUGENE ET AL
125 TRIAL POINT CIRCLE
FAYETTEVILLE, GA 30214

2024

00-00-30-010A-0004-0280



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	36	3,446
BAS	1,008	100	1,008	96,486
FOP	192	30	58	5,552
STR	48	10	5	478
UCP	942	20	188	17,995
TOTALS	2,430		1,295	123,959

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,295	116.4800	110.66	143,305	1995	1995	0	0	0	13.50	86.50

1 SINGLE FAM - 0% - 0

Heated Area: 1008

HX Base Yr

24

18

4

12

2

24

20

8

24

30

4

8

24

24

42

BAS

1995

STR

1995

FOP

1995

BAL

1995

24

42

6

11

6

24

24

24

42

UCP

2011

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/15/2024

MLU