

THOMANN CHRISTOPHER R & MELINDA G
5030 CANOPY DR
MARIETTA, GA 30066

00-00-30-0605-0303-0000

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		16	WD FR STUC 100		0320	01	1,612	123.4200	117.25	189,007	1979	2009	0	0	0	7.00	93.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 0													Heated Area: 1506		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															Tax Group: 8		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		175,777									
Interior Floor		14	CARPET 70															TOTAL MARKET OB/XF VALUE		1,092									
Interior Floor		08	SHT VINYL 30															TOTAL LAND VALUE - MARKET		675,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		851,869									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		272,969									
Bedrooms			3 100															ASSESSED VALUE		578,900									
Bathrooms			2 100															TOTAL EXEMPTION VALUE		0									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		578,900									
Stories		3.	3. 100															TOTAL JUST VALUE		851,869									
Units			0 100		NCON VALUE		0																						
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		677,872																						
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		03																								
NEIGHBORHOOD/LOC		3003.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	112	15	17	1,853																									
BAS	576	100	576	62,808																									
FBM	48	80	38	4,144																									
FCP	240	25	60	6,543																									
FOP	64	30	19	2,072																									
FUS	288	100	288	31,404																									
FUS	604	100	604	65,862																									
UBM	48	20	10	1,091																									
TOTALS		1,980		1,612	175,777																								
EXTRA FEATURES					95092 SANDPIPER LOOP, FERNANDINA BEACH																								
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	0810	CONCRETE A	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761														
2	1241	WD DECK G	0	0	16	9	UT	11.50	11.50	100	1979	1979	3	20	331														