

LOT 7
COTTAGE AT AMELIA OR 2387/1775

PETTIT MATTHEW & JENNIFER MURPHY LIVING TRUST/PETT
462 POLK ST NW
MARIETTA, GA 30064

2024

00-00-31-1025-0007-0000



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	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0320	12	1,519	198.0228	188.12	285,754	2023	2023	0	0	0	0.00	100.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2024										Heated Area: 1230					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					285,754											
Interior Floor	13	LVT/LAMNT 60											TOTAL MARKET OB/XF VALUE					4,220											
Interior Floor	14	CARPET 40											TOTAL LAND VALUE - MARKET					65,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					354,974											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					0											
Bedrooms		2 100											ASSESSED VALUE					354,974											
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE					0											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					354,974											
Stories	2.	2. 100											TOTAL JUST VALUE					354,974											
Units	0	100	NCON VALUE					4,408																					
Occupancy	00	NONE 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					65,000																					