

BLOCK 18 LOT 1
IN OR 2163/1720
AMELIA PARK PHASE 1 UNIT 7

PENTECOST JOHN & THERESA
210 LEILA COURT
LAWRENCEVILLE, GA 30046

2024

00-00-31-102P-0018-0010



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	355,511
FEP	327	80	262	48,972
FGR	460	55	253	47,289
FOP	360	30	108	20,187
FUS	759	100	759	141,868
TOTALS	3,808		3,284	613,826

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	1100	VAC SYSTEM	0	0	0	0	1.00	UT	1,000.00	1,000.00	
3	0861	POOL GUNIT	0	0	30	9	270.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	0	0	0	414.00	SF	15.95	15.95	
5	0825	BRICK	0	0	14	6	84.00	SF	12.50	12.50	
6	0825	BRICK	0	0	6	10	60.00	SF	12.50	12.50	
7	0825	BRICK	0	0	6	3	18.00	SF	12.50	12.50	
8	0810	CONCRETE A	0	0	0	0	670.00	SF	6.50	6.50	
9	1127	BRICK 8"	0	0	76	5	380.00	SF	11.00	11.00	
10	1127	BRICK 8"	0	0	0	0	113.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-2	0.00	0.00	52.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,284	136.9365	205.40	674,534	2004	2004	0	0	9.00	91.00
1 SFR CUST - 0% - 0											
Heated Area: 2661											
HX Base Yr											
BLD DATE: 03/21/2024 MLU											

TOTAL OB/XF											
27,917											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		613,826	
TOTAL MARKET OB/XF VALUE		28,414	
TOTAL LAND VALUE - MARKET		208,000	
TOTAL MARKET VALUE		850,240	
SOH/AGL Deduction		93,774	
ASSESSED VALUE		756,466	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		756,466	
TOTAL JUST VALUE		850,240	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		693,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122530	REPLACE AC 5 TON	4,000	12/18/2012
20121792	INSTALL PATIO DOO	525	08/30/2012
20120105	REPLACE WATER HEA	500	01/20/2012
20041945	ELEC.FOR POOL	1,000	10/21/2004
20041900	SWIM POOL	24,000	10/18/2004
20040617	NEW CONSTR	189,000	03/30/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2163/1720	12/12/2017	WD	Q	I	02
GRANTOR: LOECK REVOCABLE LIVIN					
GRANTEE: PENTECOST JOHN & TH					
1771/1722	12/30/2011	WD	Q	I	02
GRANTOR: WIGGINS CHRISTA A					
GRANTEE: LOECK CHARLES S & N					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2004] W23 S20 BAS=[YR=2004] W7 S37 FEP=[YR=2017] W5 S30 E12 N16 W2 N13 W5 N1\$ S1 E5 S13 E2 S19 E23 N70W23\$E23N20\$ PTR=E15 FOP=[YR=2004] E12 FUS=[YR=2004] E23 S33 W23 N33\$ S30 W12 N30\$ W15\$.											

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