

UNIT 5H &
F/K/A CARPORT UNIT I-78
N/K/A PARKING UNIT I-78

CARLOMAGNO MATTHEW & CATHY GRAY
140 GARDEN LN
DECATUR, GA 30030

2024

00-00-31-1030-005H-0000



ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor			5	100	1030000		1,412				1974	1974	100	100	0	
Recreation		POOL	POOL 100		1 CONDO - 0% - 0											
Location		INTERIOR	INTERIOR 100		HX Base Yr											
View Lump Sum		OCEAN	OCEAN 100													
Desirable		5TH FLOOR	5TH FLOOR 100													
Balcony		FOP/PATIO	FOP/PATIO 100													
Parking		OPEN SPC	1 OPEN SPC 100													
Bedrooms			3 100													
Bathrooms			2 100													
Oth Rooms			2 100													
Quality		03	Quality Level 03													
DOR CODE		0400	CONDOMINIUM													
MAP NUM			MKT AREA		01											
NEIGHBORHOOD/LOC		1065.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS		1,412	1,412													

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		620,000			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		620,000			
SOH/AGL Deduction		82,154			
ASSESSED VALUE		537,846			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		537,846			
TOTAL JUST VALUE		620,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		614,000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2009/1730	10/16/2015	WD Q	I	02	349,900
GRANTOR: WEST JAMES N & JENLEE					
GRANTEE: CARLOMAGNO MATTHEW					
0727/1133	4/12/1995	WD U	I	12	171,500
GRANTOR: LOPIANO MICHAEL R JR					
GRANTEE: WEST JAMES N & JENL					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION										TOTAL OB/XF										0				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV