

**SUNRISE TRUST/O'ROUKE MICHAEL DANA TRUSTEE**  
5265 GRAND OAK BLUFF  
GAINESVILLE, GA 30504

**00-00-31-114B-0008-0080**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

AVERAGE 50  
CB STUCCO 50  
GABLE/HIP 100  
COMP SHNGL 100  
DRYWALL 100  
CARPET 100  
CENTRAL 100  
AIR DUCTED 100  
3 100  
1 100  
WOOD FRAME 100  
2. 2. 100  
0 100  
DIST FB 100  
NONE 100

Quality03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1043.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS600

100

600

44,645

FUS1,664

100

1,664

123,816

UGR900

45

405

30,136

TOTALS

3,164

2,669

198,597

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

10811

CONCRETE B

00

00

00

00

979.00

SF

5.20

5.20

100

1989

1989

3

57

2,902

LAND DESCRIPTION

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

1000100

C

SFR

0

R-2

60.00

115.00

60.00

FF

1.00

1.00

1.00

4,500.00

4,500.00

270,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

270,000

Market:

0

Agricultural:

0

Common:

270,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTH

REPL. COST NEWAYB

EYBECONFNCT

NORM% CONDD

010001

2,669

94.0800

89.38

238,555

1988

1988

0

0

0

16.75

83.25

HEATED AREA

HX Base Yr

2264

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024

MLU

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S20 UGR=[YR=1993] S30 E30 N30 W30 \$ E30 N20 \$ PTR= E15 FUS=[YR=1993] E32 S52 W32 N52 \$ W15 \$ .

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

198,597

TOTAL MARKET OB/XF VALUE

2,902

TOTAL LAND VALUE - MARKET

270,000

TOTAL MARKET VALUE

471,499

SOH/AGL Deduction

78,154

ASSESSED VALUE

393,345

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

393,345

TOTAL JUST VALUE

471,499

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

432,533

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2687/997

12/14/2023

QC

U

I

11

100

GRANTOR: OROUKE MICHAEL D & MA

GRANTEE: SUNRISE TRUST

2209/0539

6/29/2018

WD

Q

I

02

345,000

GRANTOR: SPARKMAN MARY RUTH TR

GRANTEE: OROUKE MICHAEL D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S20 UGR=[YR=1993] S30 E30 N30 W30 \$ E30 N20 \$ PTR= E15 FUS=[YR=1993] E32 S52 W32 N52 \$ W15 \$ .