

SANDSPUR PROPERTIES LLC
1001 BOWENS MILL RD SW
DOUGLAS, GA 31533

00-00-31-1225-0101-0000

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															
Floor			1 100				1225000		801				1985	1985	100	100	0				VALUATION BY					STANDARD									
Location		EXTERIOR	EXTERIOR 100				1 CONDO - 0% - 0														HX Base Yr					Tax Group: 2					Tax Dist:				
View Lump Sum		OCEAN	OCEAN 100																							469,000									
Desirability		1ST FLOOR	1ST FLOOR 100																							0									
Balcony FOP/PATIO		FOP/PATIO	FOP/PATIO 100																							0									
Parking		OPEN	OPEN 100																							469,000									
Bedrooms			2 100																							0									
Bathrooms			1 100																							469,000									
Oth Rooms			2 100																							469,000									
																										0									
																										469,000									
																										0									
Quality		03	Quality Level 03																							469,000									
DOR CODE		0400	CONDOMINIUM																							0									
MAP NUM			MKT AREA																							01									
NEIGHBORHOOD/LOC			1088.00																							0									
AREA TYPE			TOTAL GROSS AREA				PCT OF BASE				TOT ADJ AREA				SUBAREA MARKET VALUE																				