

SOGGY BOTTOMS RENTAL LLC
4231 QUAIL RIDGE WAY
PEACHTREE CORNERS, GA 30092

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Floor

CLUBHOUSE

1 100

Recreation CLUBHOUSE

POOL 100

Recreation TENNIS CT

TENNIS CT 100

Location INTERIOR

INTERIOR 100

View Lump SUMICAL

TYPICAL 100

Balcony FOP/PATIO

FOP/PATIO 100

Parking OPEN

OPEN 100

Bedrooms

3 100

Bathrooms

2.5 100

Oth Rooms

3 100

Quality

03 Quality Level 03

DOR CODE

0400 CONDOMINIUM

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1020.00

TOTALS

1,6091,609

EXTRA FEATURES

631 TARPON AV 6314, FERNANDINA BEACH

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

TOTAL OB/XF0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

12/27/2023

BY

JW

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

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MARKET ADJUSTMENTS

AYB

EYB

ECON

FNCT

NORM

% COND

HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

425,000

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

425,000

SOH/AGL Deduction

72,285

ASSESSED VALUE

352,715

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

352,715

TOTAL JUST VALUE

425,000

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

405,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2259/0595

1/31/2019

QC

U

I

11

100

GRANTOR: OSBORNE AARON THOMAS

GRANTEE: SOGGY BOTTOMS RENTA

2169/1563

1/10/2018

WD

U

I

30

79,900

GRANTOR: BIRD GRAHAM D

GRANTEE: OSBORNE AARON THOMA

BUILDING NOTES

BUILDING DIMENSIONS