

LOT 218
IN OR 1965/1571
GA FDNA BEACH #2 UNR

SEGRAVES J ED
1000 COMMERCE DR
DECATUR, GA 30030

2024

00-00-31-134B-0218-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1041.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	946	100
FOP	48	30
TOTALS	994	960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	960	89.2620	111.58	107,117	1946	1985	0	0	26.50	73.50
1 SNGL FAM - 0% - 0											
Heated Area: 946											
HX Base Yr											
BLD DATE	03/03/2023					NW	LGL DATE	03/20/2024			
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				78,731			
TOTAL MARKET OB/XF VALUE				5,165			
TOTAL LAND VALUE - MARKET				337,875			
TOTAL MARKET VALUE				421,771			
SOH/AGL Deduction				73,634			
ASSESSED VALUE				348,137			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				348,137			
TOTAL JUST VALUE				421,771			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				399,255			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	54	10			6.50	100	1952
2	0810	CONCRETE A	0	0	0	0			6.50	100	1952
3	0511	GARAGE CB-	0	0	26	16			40.00	100	1960
4	1241	WD DECK G	0	0	0	0			17.25	100	1998
TOTAL OB/XF 5,165											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	1.00
REVIEW DATE 05/12/2019 BY KBA											