

LOT 228
IN OR 2673/302
GA FDNA BEACH #2 UNR

NUNLEY BRANDON SHANE/MOUNT CHRISTOPHER THOMAS
4214 TERRACE CT SE
SMYRNA, GA 30082

2024

00-00-31-134B-0228-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality 04 Quality Level 04

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	440	70,543
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FOP	432	30	130	20,843
HXB	1,848	100	1,848	296,284
HXP	56	30	17	2,726
UST	48	45	22	3,528
UST	60	45	27	4,329
TOTALS	3,324		2,924	468,795

EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	45	30			6.50	100	1983	1983	3	41	3,598	
2	0819	CONC 12"	0	0	5	8			9.50	100	1982	1982	3	38	144	
3	1123	CB 8"	0	0	0	0			9.23	100	1972	1972	3	23	711	
4	0810	CONCRETE A	0	0	0	0			6.50	100	1983	1983	3	41	701	

LAND DESCRIPTION

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
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	11	2,924	147.2830	181.16	529,712	1972	2000	0	0	0	11.50	88.50

1 TRI PLEX - 0% - 2024

Heated Area: 2728

HX Base Yr

UST
1993

1203

APT
1993

20

FOP
1993

36

APT
1993

20

UST
1993

4

3

3

12

20

36

22

20

4

22

HXB
1993

49

HXP
1993

7

34

56

8

26

7

8

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024

MLU