

INDIVERO PETER C
387 LEMON STREET
CANTON, GA 30114

00-00-31-150B-0003-0120

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AL SIDING 70
AVERAGE 30

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 70

Roof Cover

12

MODULAR MT 30

Interior Wall

05

DRYWALL 100

Interior Floor

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100
2 100
1 100

Bedrooms

02

WOOD FRAME 100
1. 100
0 100

Bathrooms

02

DIST FB 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

696

100

696

61,384

BAS

416

100

416

36,689

FOP

75

30

22

1,940

UGR

384

45

173

15,258

TOTALS

1,571

1,307

115,271

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

1242

WD DECK A

0

0

0

0

386.00

SF

10.00

10.00

100

2005

2005

3

24

926

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

1

000100

C

SFR

0

00006

R-1

90.00

137.00

90.00

FF

1.00

1.00

1.00

2,200.00

2,200.00

198,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

198,000

Market:

0

Agricultural:

0

Common:

198,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDV

0100

01

1,307

113.6720

107.99

141,143

1952

1985

0

0

18.33

81.67

1 SINGLE FAM - 0% - 0

Heated Area: 1112

HX Base Yr

24

16

24

16

24

15

15

5

15

14

24

24

25

8

2

8

27

28

UGR 1993

BAS 2008

BAS 1993

FOP 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE115,271

TOTAL MARKET OB/XF VALUE926

TOTAL LAND VALUE - MARKET198,000

TOTAL MARKET VALUE314,197

SOH/AGL Deduction112,366

ASSESSED VALUE201,831

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE201,831

TOTAL JUST VALUE314,197

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE291,126

PERMIT NUMDESCRIPTIONAMTISSUED

20052488REMODEL3,00008/19/2005

20021353XF0B008/07/2002

20032569OTHER1,00002/24/2002

10342REPAIR/RRF2,40002/28/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

1761/126810/07/2011WDQI0277,500

GRANTOR: SHOOK TERESA A

GRANTEE: INDIVERO PETER C

1314/17015/04/2005WDQI169,900

GRANTOR: MCCOMAS CHIRSTOPHER S

GRANTEE: SHOOK TERESA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] N8 W2 N8 W25 S16 E27 \$ W28
UGR=[YR=1993] W16 S24 E16 N24 \$ S24 E14 FOP=[YR=1993] S5
E15 N5 W15 \$ E15 N24 \$.