

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

00-00-31-1600-0159-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1504

CONC BLOCK 100
WOOD TRUSS 100

RooF Cover
Interior Wall
Interior Floo
Interior Floo
Ceiling
Air Condition
Heating Type
Fixtures
Frame

0305140702030403

COMP SHNGL 100
DRYWALL 100
CARPET 70
CORK/VTILE 30
F.NOT SUS 100
CENTRAL 100
AIR DUCTED 100
24 100
MASONRY 100

Story Height
RMS
Stories
Units
BUD8 Adjustme
Occupancy

8 100
6 100
1. 1. 100
2 100
05 DIST 1A 100
00 NONE 100

Quality

03

Quality Level 03

DOR CODE

0300

MULTI-FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

2002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

360

100

360

11,076

APT

870

100

870

26,767

FEP

390

80

312

9,599

FGR

480

60

288

8,861

TOTALS

2,100

1,830

56,304

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

0812

CONCRETE C

0 0

0 0

3,820.00

SF

4.00

4.00

100

1974

1974

3

25

3,820

2

0812

CONCRETE C

0 0

40 52

2,080.00

SF

4.00

4.00

100

1974

1974

3

25

2,080

3

0812

CONCRETE C

0 0

0 0

8,750.00

SF

4.00

4.00

100

1974

1974

3

25

8,750

4

0803

ASPHALT C

0 0

0 0

43,465.00

SF

2.00

2.00

100

1990

1990

3

50

43,465

5

0402

CONC BUMPE

0 0

0 0

46.00

UT

25.00

25.00

100

1974

1974

3

34

391

6

0446

BOX FNC 6'

0 0

0 0

840.00

LF

20.00

20.00

100

2003

2003

3

21

3,528

7

0972

ST LGHT UN

0 0

0 0

18.00

UT

2,530.00

2,530.00

100

1990

1990

3

28

12,751

8

0446

BOX FNC 6'

0 0

0 0

78.00

LF

20.00

20.00

100

2001

2001

3

20

312

9

0648

LIGHTS-AV

0 0

0 0

2.00

UT

140.00

140.00

100

2002

2002

3

20

56

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000300

C

MULTI-FAM

0

00006

RG-1

0.00

0.00

62.00

UT

1.00

1.00

0.20

25,000.00

5,000.00

310,000

REVIEW DATE

10/16/2021

BY

KK

Total Acres:

0.00

Total Land Value:

530,563

Market:

0

Agricultural:

0

Common:

0

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701041,83098.6580139.85255,926197419740078.0022.00

OFFICE 1&2 - 0% - 0Heated Area: 1542HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE1,680,115

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE2,210,678

SOH/AGL Deduction919,973

ASSESSED VALUE1,290,705

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,290,705

TOTAL JUST VALUE2,210,678

NCON VALUE0

INCOME VALUE2,210,678

PREVIOUS YEAR MKT VALUE1,173,368

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0232/02381/01/1977WDUUI57,900

GRANTOR:

GRANTEE:

0148/00571/01/1973WDQUV57,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W30 S16 FEP=[YR=1993] S13 APT=[YR=1993] S29 AOF=[YR=1993] S12 E30 N12 W30 \$ E30 N29 W30 \$ E30 N13 W30 \$ E30 N16 \$.

NASSAU HOMES LTD/
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ATLANTA, GA 30339

00-00-31-1600-0159-0020

[illegible]

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2024

00-00-31-1600-0159-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 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	07	CORK/VTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		6 100		
BUD8 Adjustme	05	DIST 1A 100		
Quality	03	Quality Level 03		
DOR CODE		0300MULTI-FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC		2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	3,560	243,217
TOTALS	3,560		3,560	243,217

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	24.75	75.25
3 APARTMENT - 0% - 0				Heated Area: 3560				HX Base Yr				
40 89 40 BAS 1993												

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	01/19/2021
				KK

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[illegible]

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[illegible]

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2024

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Heating Type	04	AIR DUCTED 100		
Bedrooms	02	1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		6 100		
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0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	24.75	75.25
7 APARTMENT - 0% - 0				Heated Area: 3560				HX Base Yr				
40 89 40 89 BAS 1993												

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	01/19/2021
				KK

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[illegible]

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[illegible]

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LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

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2024

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 70	
Interior Floor		07	CORK/VTILE 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms		02	1 100	
Bathrooms			1 100	
Frame		02	WOOD FRAME 100	
Story Height			0 100	
RMS			0 100	
Units			6 100	
BUD8 Adjustme		05	DIST 1A 100	
Quality		03	Quality Level 03	
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0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	24.75	75.25
10 APARTMENT - 0% - 0												
Heated Area: 3560												
HX Base Yr												
40												
BAS												
1993												
89												
40												

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	01/19/2021
				KK

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C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1503

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStory HeightRMSUnitsBUD8 Adjustme

030514070304

COMP SHNGL 100 DRYWALL 100 CARPET 70 CORK/VTILE 30 CENTRAL 100 AIR DUCTED 100 1 100 1 100 WOOD FRAME 100 0 100 0 100 6 100 DIST 1A 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030300

Quality Level 03 MULTI-FAMILY MKT AREA 02 2002.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,5601003,560243,217

TOTALS

3,5603,560243,217

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETOTAL ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE

10/16/2021BY KK

Total Acres: 0.00Total Land Value: 530,563Market: 0Agricultural: 0Common: 0PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0301033,560

TOT ADJ PTS

106.8110

EFF. BASE RATE

90.79

REPL. COST NEW

323,212

AYB

1974

EYB

1974

ECON

0

FNCT

0

NORM

24.75

% COND

75.25

11 APARTMENT - 0% - 0

Heated Area: 3560

HX Base Yr

BAS
1993

NASSAU COUNTY PROPERTY

PAGE 11 of 11

8

VALUATION BY

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

DIRECT_CAP

1,680,115

0

0

2,210,678

919,973

1,290,705

0

1,290,705

2,210,678

0

2,210,678

1,173,368

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

0232/02381/01/1977WDUUI793,900

GRANTOR:

GRANTEE:

0148/00571/01/1973WDQUV57,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=1993] W89 S40 E89 N40\$.

BUILDING DIMENSIONS