

LOT 30
IN OR 2190/384
SELVA VERDA 2 PB 4/77

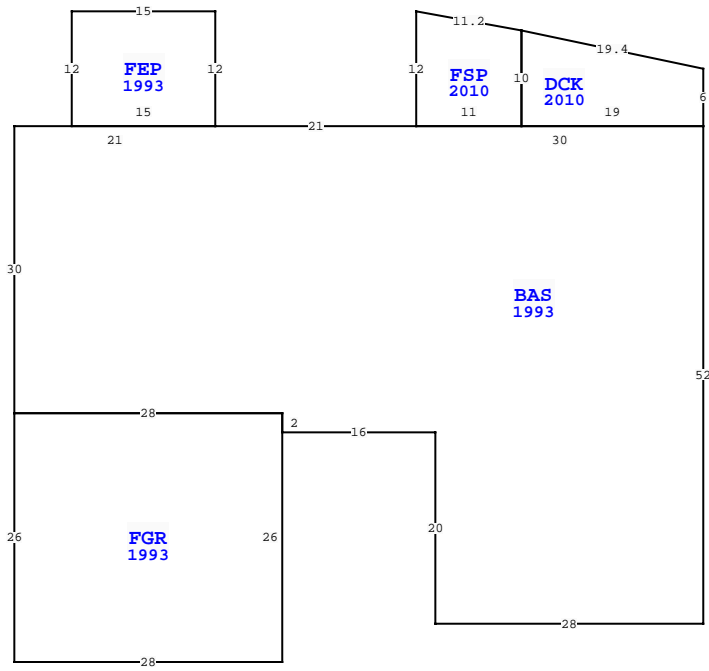
KNIGHT KRYSTAL A
6509 HIGHLAND POINTE PL
MONROE, GA 30656

2024

00-00-31-1686-0030-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1073.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	2,808 100 2,808 328,420
DCK	152 10 15 1,754
FEP	180 80 144 16,842
FGR	728 55 400 46,783
FSP	121 40 48 5,614
TOTALS	3,989 3,415 399,413

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,415	112.0560	140.07	478,339	1984	1990	0	0	16.50	83.50
1 SNGL FAM - 0% - 0 Heated Area: 2808 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2		STANDARD
BUILDING MARKET VALUE	Tax Dist:		399,413
TOTAL MARKET OB/XF VALUE			9,187
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			658,600
SOH/AGL Deduction			125,659
ASSESSED VALUE			532,941
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			532,941
TOTAL JUST VALUE			658,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132850	SIDING	6,000	12/18/2013
20120676	REMODEL	950	04/18/2012
20120635	WIRING FOR BATH	400	04/13/2012
20120625	REMODEL MASTER BA	8,000	04/12/2012
20111591	REPAIR/RRF	460	09/09/2011
20111466	ELEC OTHER	800	08/25/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0384	4/13/2018	WD Q	Q	I	01	450,000
GRANTOR: LANE SAMUEL O & JUDIT						
GRANTEE: KNIGHT KRYSTAL A						
1399/1402	3/28/2006	WD U	U	I	01	100
GRANTOR: LANE SAMUEL O & JUDIT						
GRANTEE: LANE SAMUEL O & JUD						

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		4.00	4.00	100	1984	1984	3	44	2,598	
2	0810	CONCRETE A	0	0	7	4	6.50	6.50	100	1991	1991	3	62	113	
3	0850	PEBBLE WLK	0	0	70	5	3.50	3.50	100	1984	1984	3	44	539	
4	0500	FP-PRE FAB	0	0	0	0	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
5	0811	CONCRETE B	0	0	0	0	5.20	5.20	100	1993	1993	3	66	2,955	
6	0940	SHEDS/PORT	0	0	10	12	21.30	21.30	100	2009	2009	3	40	1,022	

TOTAL OB/XF												9,187												
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	000100	C	SFR	0		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=2010] U4 L19 FSP=[YR=2010] U2 L11 S12											
BAS=[YR=1993] W21 FEP=[YR=1993] N12 W15 S12 E15\$ W21 S30											
FGR=[YR=1993] S26 E28 N26 W28\$ E28 S2 E16 S20 E28 N52 W30\$											
E11 N10\$ S10 E19 N6\$.											