

LOT 18
IN OR 2544/1224
SORENSEN OCEAN TERRACE UNR

FABACHER BRIAN & DEBORAH
1201 BARRON ST
VADALIA, GA 30474

2024

00-00-31-1700-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0800MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	512	100	512	65,550
APT	540	100	540	69,135
FGR	247	55	136	17,412
HXB	512	100	512	65,550
HXB	540	100	540	69,135
HXG	247	55	136	17,412
HXG	312	55	172	22,020

TOTALS 2,910 2,548 326,216

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	8	10		80.00	SF 6.50	100	1990	1990	3	59.5	309	
2	0810	CONCRETE A	0	0	8	10		80.00	SF 6.50	100	1990	1990	3	59.5	309	
3	0810	CONCRETE A	0	0	0	0		1,260.00	SF 6.50	100	1990	1990	3	59.5	4,873	

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	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/03/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,548	108.9600	136.20	347,038	1990	2010	0	0	0	6.00	94.00

1 DUPLEX - 0% - 2023

Heated Area: 2104

HX Base Yr

The diagram shows a duplex unit layout. It consists of two main rooms, HXB and APT, each with a window (HXG) and a door (FGR). The dimensions are as follows:

- Room HXB: 16' wide, 32' high. Window HXG is 12' wide and 26' high. Door FGR is 4' wide and 13' high.
- Room APT: 16' wide, 32' high. Window HXG is 12' wide and 26' high. Door FGR is 4' wide and 13' high.
- Common area: 16' wide, 13' high. Window HXG is 12' wide and 26' high. Door FGR is 4' wide and 13' high.