

LOT 1-5
IN OR 1770/1917
SURF UNIT ONE PB 7/300

BUICE EDDIE D & SANDRA E
PO BOX 983
FORSYTH, GA 31029

2024

00-00-31-1741-0001-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2.5 2.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1101.00		

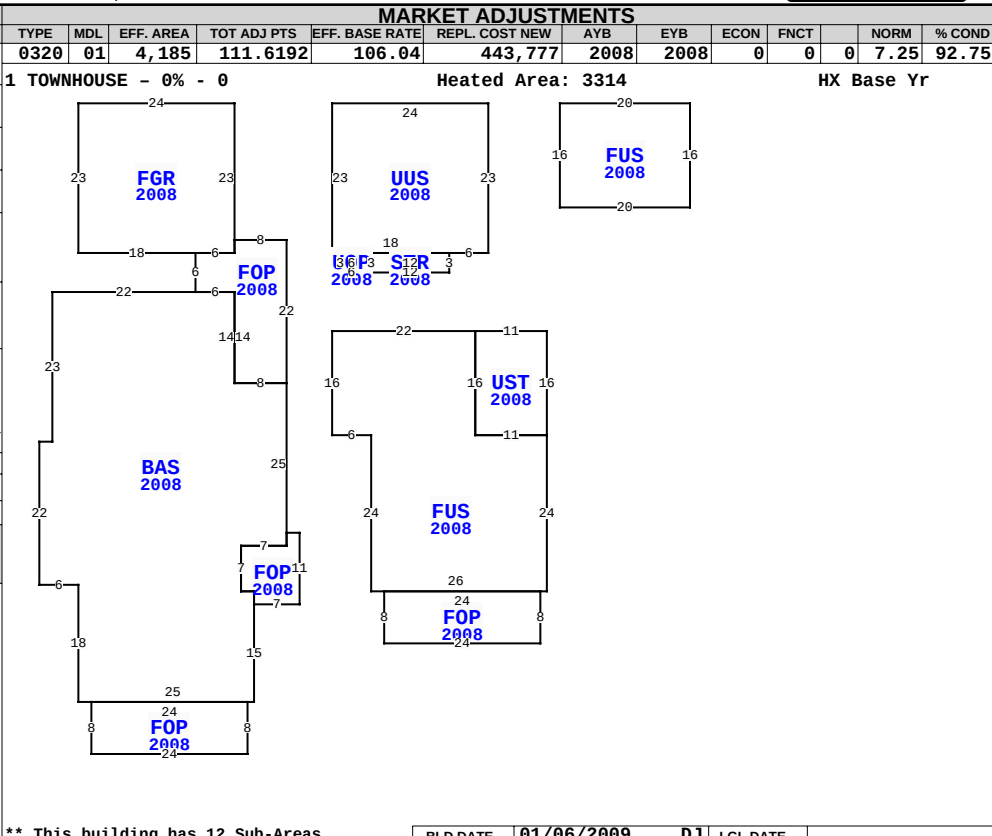
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	196,114
FGR	552	55	304	29,899
FOP	81	30	24	2,360
FOP	192	30	58	5,704
FOP	192	30	58	5,704
FOP	212	30	64	6,295
FUS	320	100	320	31,473
FUS	1,000	100	1,000	98,352
STR	36	10	4	393
UOP	18	20	4	393
TOTALS	5,325		4,185	411,603

EXTRA FEATURES	
L N	OB/XF CODE

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2008	2008	3	35	175	
3	0855	CONC PAVER	0	0	70	4	280.00	SF	10.00	10.00	100	2008	2008	3	89	2,492	
4	0855	CONC PAVER	0	0	0	0	853.00	SF	10.00	10.00	100	2008	2008	3	89	7,592	
5	1076	TRELLIS A	0	0	5	5	25.00	SF	7.50	7.50	100	2008	2008	3	52	98	
6	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	10/31/2019	BY	DJA
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BLD DATE	01/06/2009	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF		22,197
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Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			411,603
TOTAL MARKET OB/XF VALUE			22,197
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			558,800
SOH/AGL Deduction			0
ASSESSED VALUE			558,800
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			558,800
TOTAL JUST VALUE			558,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112293	HVAC	2,200	12/29/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1770/1917	12/19/2011	WD U	I	I	11
GRANTOR: BRANCH BANKING & TRUS					
GRANTEE: BUICE EDDIE D & SAN					
1769/1458	12/16/2011	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: BRANCH BANKING & TR					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2008] W24 S23 E18 FOP=[YR=2008] S6 BAS=[YR=2008] W22 S23 W2 S22 E6 S18 E2 FOP=[YR=2008] S8 E24 N8 W24\$ E25 N15 FOP=[YR=2008] E7 N11 W2 S2 W7 S7 E2S2\$N2 W2 N7 E7 N25 W8 N14 W6\$ E6 S14 E8 N22 W8 S2 W6 \$ E6 N23\$ PTR=E15UUS=[YR=2008] E24 S23 W6 STR=[YR=2008] S3 W12 UOP=[YR=2008] W6 N3 E6 S3\$ N3 E12\$ W18 N23\$ W15\$ PTR=E15S35 FUS=[YR=2008] E22 UST=[YR=2008] E11 S16 W11 N16\$ S16 E11 S24 W1 FOP=[YR=2008] S8 W24 N8 E24\$ W26 N24 W6 N16\$ W15N35\$ PTR=E50 FUS=[YR=2008] E20 S16 W20 N16\$ W50\$.	

OTHER ADJUSTMENTS AND NOTES	
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Common:	125,000
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