

UNIT D
WALBEN BEACHFRONT COTTAGES
CONDO OR 1664/27

BIEDA LLC
3503 HIGHWAY 84
BLACKSHEAR, GA 31516

2024

00-00-31-178W-000D-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		0 100	1770000
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0
View	OCEAN	OCEAN 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	CVD DECK	CVD DECK 100	
Parking	GARAGE	GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Quality	04	Quality Level 04	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1108.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,592		1,592

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
		1,592				2009	2009	100	100	0		HX Base Yr	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		940,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		940,000
SOH/AGL Deduction		0
ASSESSED VALUE		940,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		940,000
TOTAL JUST VALUE		940,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		922,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1408	6/27/2022	SW	U	I	11	100
GRANTOR: WALBEN LLC						
GRANTEE: BIEDA LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION														TOTAL OB/XF										
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