

LOT 47
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

PARRA-ALMANZA JORGE ENRIQUE/BERNAL-MALDONADO DIANA
4330 BARNSELY GARDENS WAY
CUMMING, GA 30040

2024

00-SB-30-047E-0047-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
Interior Finish	NEW	N/A 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	200,100
FGR	464	55	255	40,820
FOP	42	30	13	2,081
FSP	150	40	60	9,605
FUS	1,568	100	1,568	251,005
STR	48	10	5	800
TOTALS	3,522		3,151	504,412

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,151	106.7200	160.08	504,412	2023	2023	0	0	0.00	100.00

1 SFR CUST - 0% - 2024

Heated Area: 2818

HX Base Yr

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