

LOT 49
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

CARDENAS CESAR & ESTELA
1410 SPYGLASS HILL DR
JOHNS CREEK, GA 30097

2024

00-SB-30-047E-0049-0000



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	16	EPOXY STRP 100		
Interior Finish	NEW	N/A 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	1,249	100	1,249	212,005
FGR	464	55	255	43,284
FOP	42	30	13	2,207
FOP	150	30	45	7,638
FUS	1,568	100	1,568	266,152
PTO	163	5	8	1,358
STR	48	10	5	849
TOTALS	3,684		3,143	533,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,143	113.1600	169.74	533,493	2023	2023	0	0	0.00	100.00

1 SFR CUST - 0% - 2024

Heated Area: 2817

HX Base Yr

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2817 square feet. The plan includes several labeled areas with their respective dimensions and years:

- PTO 2024**: Dimensions 15, 4, 7, 4, 15.
- FOP 2024**: Dimensions 15, 10, 15, 10.
- BAS 2024**: Dimensions 48, 44, 12, 10, 4, 6, 7, 6, 9, 22, 22.
- FGR 2024**: Dimensions 22, 22, 12, 10, 4, 6, 7, 6, 9.
- FUS 2024**: Dimensions 66, 15, 10, 13, 17, 18, 6, 17, 22.
- STR 2024**: Dimensions 12, 4, 2, 4.

BLD DATE	LGL DATE	04/15/2024	ML
XF DATE	LAND DATE		