

LOT 17  
SEASIDE PRIVACY HOMES AT  
SUMMER BEACH #2 PB 5/140-141

DUANE RAILENE BOWERS LIVING TRUST/DUANE RAILENE BO  
1606 BOOTH STREET  
WAYCROSS, GA 31501

2024

00-SB-30-1920-0017-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 12               | CEDAR 100        |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 11               | CLAY TILE 60     |              |                      |
| Interior Floor           | 14               | CARPET 40        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 2 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 05               | DIST 1A 100      |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 03                   |
| NEIGHBORHOOD/LOC         | 3020.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,492            | 100              | 1,492        | 281,538              |
| FGR                      | 420              | 55               | 231          | 43,590               |
| FOP                      | 60               | 30               | 18           | 3,396                |
| FOP                      | 308              | 30               | 92           | 17,360               |
| TOTALS                   | 2,280            |                  | 1,833        | 345,884              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |           |             |                   |                |      |      |            |      |         |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|---------|--------|--|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM    | % COND |  |
| 0500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11  | 1,833     | 153.4160    | 230.12            | 421,810        | 1987 | 1987 | 0          | 0    | 0 18.00 | 82.00  |  |
| 1 SFR CUST - 0% - 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           |             | Heated Area: 1492 |                |      |      | HX Base Yr |      |         |        |  |
| <p>The diagram is a floor plan with several rooms and corridors. Dimensions are provided for each segment. The rooms are labeled as follows:</p> <ul style="list-style-type: none"><li><b>FOP 1993</b>: Located in the top left, with a width of 16 and a depth of 23.</li><li><b>BAS 1993</b>: A large central room, with a width of 28 and a depth of 22.</li><li><b>FGR 1993</b>: Located in the bottom left, with a width of 21 and a depth of 20.</li></ul> <p>Other dimensions and labels include:</p> <ul style="list-style-type: none"><li>Top right: 10, 2.9, 4, 2.9, 3</li><li>Left side: 13, 6, 10</li><li>Bottom right: 27, 3, 14, 6, 10, 6, 19, 9, 20, 2</li></ul> |     |           |             |                   |                |      |      |            |      |         |        |  |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |           |             |                   | LGL DATE       |      |      | 04/11/2024 |      |         |        |  |
| XF DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |           |             |                   | LAND DATE      |      |      | MLU        |      |         |        |  |