

LOT 115
IN OR 2248/1102
BEACHWOOD VILLAGE 2 PB 4/35-36

POWERS FRANCES C LIVING TRUST/POWERS FRANCES C TRU
2431 FLORAL VALLEY DR
DACULA, GA 30019

2024

01-6N-29-0202-0115-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2,166	320,950
FOP	54	30	16	2,371
FOP	72	30	22	3,260
UGR	552	45	248	36,748
UOP	16	20	3	445
UST	49	45	22	3,260

TOTALS	2,909		2,477	367,032
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0825	BRICK	0	0	0	0	688.00	SF	6.25
3	0858	SCULP CONC	0	0	0	0	1,490.00	SF	6.50
4	1125	CB/STC 6"	0	0	0	0	475.00	SF	3.68
5	0861	POOL GUNIT	0	0	0	0	375.00	SF	85.00
6	0845	KOOL DECK	0	0	0	0	270.00	SF	7.25
7	0830	FLAGSTONE	0	0	0	0	348.00	SF	12.00
8	0830	FLAGSTONE	0	0	0	0	162.00	SF	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,477	123.4800	185.22	458,790	1983	1983	0	0	0	20.00	80.00	
1 SFR CUST - 0% - 0													
Heated Area: 2166													
HX Base Yr													

TOTAL OB/XF 27,194													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983
2	0825	BRICK	0	0	0	0	688.00	SF	6.25	6.25	100	1983	1983
3	0858	SCULP CONC	0	0	0	0	1,490.00	SF	6.50	6.50	100	1983	1983
4	1125	CB/STC 6"	0	0	0	0	475.00	SF	3.68	3.68	100	1983	1983
5	0861	POOL GUNIT	0	0	0	0	375.00	SF	85.00	85.00	100	2000	2000
6	0845	KOOL DECK	0	0	0	0	270.00	SF	7.25	7.25	100	2000	2000
7	0830	FLAGSTONE	0	0	0	0	348.00	SF	12.00	12.00	100	2000	2000
8	0830	FLAGSTONE	0	0	0	0	162.00	SF	12.00	12.00	100	2000	2000

TOTAL OB/XF 27,194													
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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		367,032	
TOTAL MARKET OB/XF VALUE		27,194	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		894,226	
SOH/AGL Deduction		178,936	
ASSESSED VALUE		715,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		715,290	
TOTAL JUST VALUE		894,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		829,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007594	SWIM POOL	26,000	10/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2248/1102	10/31/2018	WD	U	I	11	100	
GRANTOR: POWERS CHARLENE							
GRANTEE: FRANCES CHARLENE PO							
1905/0968	2/27/2014	WD	U	I	11	100	
GRANTOR: POWERS CHARLENE							
GRANTEE: WILKINSON HEATHER M							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UST=[YR=1993] W7 BAS=[YR=1993] W25 N12 W15 S12 W12 S17 E12 S18 W12 S17 E7 FOP=[YR=1993] S9 UGR=[YR=1993] W17 S24 E23 N24 W6 \$ E6 N9 W6 \$ E8 FOP=[YR=1993] E12 N6 W12 S6 \$ N6 E12 S6 E23 N17 W23 N18 E32 N6 UOP=[YR=1993] N4 W4 S4 E4 \$ W4 N4 W3 N7\$ S7E7N7 \$.							

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