LOT 7
IN OR 2127/413
CALICO TRAILS PB 6/4-5

HUFFSTUTTLER BILL & PAMELA
101 TEN POINT DR
DOUGLAS, GA 31535

2024

10-1S-24-021C-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

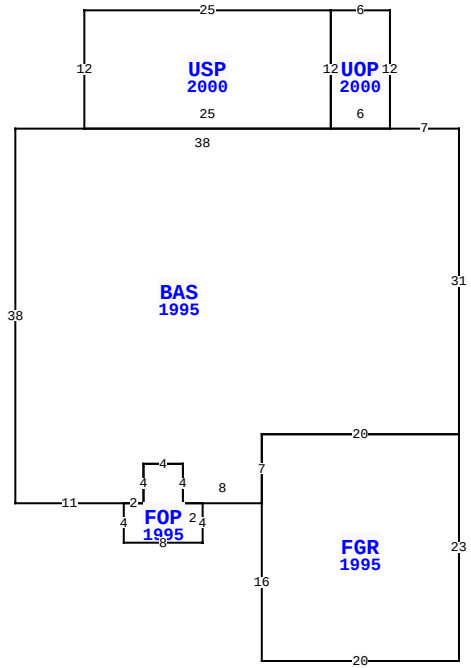
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	144,261
FGR	460	55	253	23,487
FOP	48	30	14	1,299
UOP	72	20	14	1,299
USP	300	30	90	8,355
TOTALS	2,434		1,925	178,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	110.1030	104.60	201,355	1995	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 1554 HX Base Yr



9117 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	178,703
TOTAL MARKET OB/XF VALUE	16,449
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	230,152
SOH/AGL Deduction	8,257
ASSESSED VALUE	221,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,895
TOTAL JUST VALUE	230,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004425	REPAIR/RRF	8,350	07/19/2017
B007321	XFOB	7,198	07/01/2000
B952197	NEW CONSTR	80,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/0413	6/15/2017	WD	Q	I	01	140,000
GRANTOR: ALVSTAD SHIRLEY D						
GRANTEE: HUFFSTUTTLER BILL &						
1489/1209	4/03/2007	WD	Q	I		182,500
GRANTOR: STEELE DANIEL						
GRANTEE: ALVSTAD HOWARD T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W7 UOP=[YR=2000] N12 W6 USP=[YR=2000] W25 S12 E25 N12$ S12 E6$ W38 S38 E11 FOP=[YR=1995] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E8 FGR=[YR=1995] S16 E20 N23 W20 S7$ N7 E20 N31$.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0810	CONCRETE A	0	0	19	17	323.00	SF	6.50	6.50	100	1995	1995	3	70	1,470	
3	0845	KOOL DECK	0	0	0	0	615.00	SF	7.25	7.25	100	2002	2002	3	82	3,656	
4	0861	POOL GUNIT	0	0	0	0	350.00	SF	85.00	85.00	100	2002	2002	3	29	8,628	

LAND DESCRIPTION

TOTAL OB/XF 16,449

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS