

IN OR 2209/1900
EX ESMT PT OR 716/869
ESMT PT OR 716/868

GAMBINO THOMAS & AMELIA
1220 MOUNT PARAN ROAD NE
ATLANTA, GA 30327

2024

10-2N-28-0000-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1053.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	239,052
BAS	808	100	808	132,843
BAS	896	100	896	147,311
FCP	196	25	49	8,056
FGR	1,052	55	579	95,193
FOP	50	30	15	2,466
FOP	461	30	138	22,689
PTO	24	5	1	164

TOTALS	4,941		3,940	647,773
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0415	BEACHWALK	0	0	0	0	1,008.00	SF	5.75
2	0861	POOL GUNIT	0	0	0	0	324.00	SF	85.00
3	0857	SANDSTONE/	0	0	0	0	1,440.00	SF	16.00
4	0811	CONCRETE B	0	0	0	0	4,403.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-1	75.00	400.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,940	123.5000	185.25	729,885	1952	2000	0	0	11.25	88.75
1 SFR CUST - 0% - 0											
Heated Area: 3158											
HX Base Yr											

TOTAL OB/XF											
76,535											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			647,773
TOTAL MARKET OB/XF VALUE			76,535
TOTAL LAND VALUE - MARKET			1,237,500
TOTAL MARKET VALUE			1,961,808
SOH/AGL Deduction			0
ASSESSED VALUE			1,961,808
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,961,808
TOTAL JUST VALUE			1,961,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,933,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200232	DUNEWALKL	30,000	04/24/2020
20200098	SWIM POOL	41,300	03/10/2020
20190475	ADDITION	600,000	09/30/2019
20041818	ELEC OTHER	1,000	10/07/2004
B972119	REPAIR/RRF	2,300	10/03/1997
5383	XFOB	12,000	05/24/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/1900	7/10/2018	WD Q	I	02	
GRANTOR: ANSLEY WILEY S & DONA					
GRANTEE: GAMBINO THOMAS & AM					
0845/1713	8/21/1998	WD U	I	01	100
GRANTOR: ANSLEY DONA B					
GRANTEE: ANSLEY WILEY & DONA					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2020] N18 W13 FOP=[YR=2020] N15 W27 S19 E2 N2 E24 N2 E1 \$ W1 S2 W24 S2 W14S14E14 N1 E24 S1 E14\$BAS=[YR=1993] W14 N1 W24 S1 W14 S28 E14 S1 E7 FOP=[YR=2020] E1 PTO=[YR=1993] S3E8 N3 W8\$ E9 N5 W10 S5\$ N5 E10 S5E7 N1 E14 N28\$ PTR=E15 FCP=[YR=2020] E14 FGR=[YR=2020] N19 E25 S15 E14 S18 BAS=[YR=2020] S15 W14 S2 W23 S1 W15 N18 E13 N1 E25 S1E14\$ W14 N1 W25 N13 \$ S14 W14N14 \$W15\$.