

LOT 103
HAMPTON LAKES PHASE IV-A
OR 2343/796

GOEBEL DALE W & HOLLY M
3107 OLD AXSON RD
DOUGLAS, GA 31535

2024

13-2N-27-0723-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2,863	386,909
FGR	660	55	363	49,056
FOP	35	30	10	1,351
FSP	190	40	76	10,270
TOTALS	3,748		3,312	447,587

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	0	0	1,191.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,312	108.6520	135.82	449,836	2021	2021	0	0	0	0.50	99.50	
1 SNGL FAM - 0% - 0 Heated Area: 2863 HX Base Yr													
BLD DATE: 06/13/2023 MLU													

TOTAL OB/XF													
11,791													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		447,587	
TOTAL MARKET OB/XF VALUE		11,791	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		534,378	
SOH/AGL Deduction		36,197	
ASSESSED VALUE		498,181	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		498,181	
TOTAL JUST VALUE		534,378	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017910	CO ISSUED	0	12/28/2021
21005598	NEW CONSTR	413,492	05/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1231	12/28/2021	WD	Q	I	01	464,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GOEBEL DALE WILLIAM							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.													