

LOT 39
AMELIA CONCOURSE SUB #1
PB 7/183

RM1 SFR PROPCO B LP
1850 PARKWAY PLACE SUITE 900
MRIETTA, GA 30067

2024

30-2N-28-0150-0039-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1												
Exterior Wall	31	HARDIE BRD 70		0100	01	2,138	120.4959	114.47	244,737	2014	2014		0	0	4.15	95.85	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 0% - 2023										Heated Area: 1834					HX Base Yr										
Roof Structure	03	GABLE/HIP 100																	VALUATION BY					STANDARD					
Roof Cover	03	COMP SHNGL 100																	Tax Group: 4					Tax Dist:					
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE					234,580					
Interior Floor	11	CLAY TILE 70																	TOTAL MARKET OB/XF VALUE					4,520					
Interior Floor	14	CARPET 30																	TOTAL LAND VALUE - MARKET					75,000					
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					314,100					
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					0					
Bedrooms		3 100																	ASSESSED VALUE					314,100					
Bathrooms		2 100																	TOTAL EXEMPTION VALUE					0					
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					314,100					
Stories	1.	1. 100		TOTAL JUST VALUE					314,100																				
Units	0	0 100		NCON VALUE					0																				
Occupancy	00	NONE 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE					303,541																				