

LEVKOV ILYA & YULIYA
4610 PLAINSMAN CIR
CUMMING, GA 30028

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 100								0100	01	2,127	115.7380	109.95	233,864	2022	2022	0	0	0	0.00	100.00	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 2023										Heated Area: 1856										HX Base Yr										Tax Group: 4		Tax Dist:	
Roof Cover	05	COMP SHNGL 100								10 7 PTO 2022 21 15 24 39 59 20 21 15 20 5 5 13 5 19 5 FGR 2022 FOP 2022																				BUILDING MARKET VALUE										233,864			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,385													
Interior Floo	11	CLAY TILE 70																		TOTAL LAND VALUE - MARKET										50,000													
Interior Floo	14	CARPET 30																		TOTAL MARKET VALUE										287,249													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										287,249													
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										0													
Bathrooms		2 100																		BASE TAXABLE VALUE										287,249													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										287,249													
Stories	1.	1. 100																		NCON VALUE										0													
Units	0	0 100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										270,550																							