

LOT 33
IN OR 2248/864
RIVERSIDE SUB PB 5/231

94116 RIVER MARSH DR LLC
317 MADISONS WAY
WALESKA, GA 30183

2024

46-3N-28-5500-0033-0000



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		13	LVT/LAMMT 60	
Interior Floo		11	CLAY TILE 40	
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		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	242,901
FGR	484	55	266	33,757
FOP	132	30	40	5,076
FSP	168	40	67	8,503
PTO	336	5	17	2,158
TOTALS	3,034		2,304	292,396

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,304	109.1720	136.46	314,404	1994	2008	0	0	7.00	93.00
1 SNGL FAM - 0% - 0						Heated Area: 1914		HX Base Yr			
The diagram is a floor plan of a single-family home. It features several rooms and a central hallway. The rooms are labeled with their names and the year they were added or modified: PTO 2017 (a small rectangular room at the top), FSP 2017 (a rectangular room below PTO), BAS 1994 (a large rectangular room on the right side), FGR 1994 (a rectangular room at the bottom left), and FOP 1994 (a rectangular room at the bottom center). The plan includes dimensions for various sections: a top section with a width of 21 and a height of 16; a middle section with a width of 26 and a height of 8; a bottom-left section with a width of 22 and a height of 9; a bottom-center section with a width of 22 and a height of 6; and a bottom-right section with a width of 12 and a height of 6. There are also dimensions for the central hallway and other connecting areas, such as 13, 16, 4, 21, 22, and 32.											
BLD DATE				LGL DATE				MLD			
XF DATE				LAND DATE				04/03/2024			