

LOT 11
IN OR 1819/330
THE COLONY PB 4/56

ACSR LLC
17 WYLLY ISLAND DR
SAVANNAH, GA 31406

2025

00-00-30-0190-0011-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3029.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	890	100
BAS	890	100
FOP	272	30
FST	28	55
FST	28	55
PTO	160	5
TOTALS	2,268	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	1,900	117.6000	155.23	294,937	1972	1990		0	0	27.00	73.00	
1 DUPLEX - 0% - 0													
Heated Area: 1780 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	890	100	1993	890	100,853								
BAS	890	100	2023	890	100,853								
FOP	272	30	1993	82	9,292								
FST	28	55	1993	15	1,699								
FST	28	55	1993	15	1,699								
PTO	160	5	1993	8	907								
TOTALS	2,268			1,900	215,304								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			215,304
TOTAL MARKET OB/XF VALUE			10,644
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			425,948
SOH/AGL Deduction			89,881
ASSESSED VALUE			336,067
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,067
TOTAL JUST VALUE			425,948
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960533	REPAIR/RRF	2,000	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/0330	10/10/2012	WD	Q	I	02	197,500
GRANTOR: BONER EDWARD E						
GRANTEE: ACSR LLC						
1716/1355	12/27/2010	WD	U	I	30	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: BONER EDWARD E						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W12 S4 W7 N4 W15 S27 E34 N27 \$	
FOP=[YR=1993;ORIG=-68,27] S4 E68 N4 W68 \$	
PTO=[YR=1993;ORIG=-14,0] N4 W40 S4 E40 \$	
FST=[YR=1993;ORIG=-12,0] W2 W5 S4 E7 N4 \$	
FST=[YR=1993;ORIG=-54,0] W2 S4 E7 N4 W5 \$	
BAS=[YR=2023;ORIG=-34,0] W15 S4 W7 N4 W12 S27 E34 N27 \$	

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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0		4.00	100	2004	2004	3	83	10,644	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000800	C	MULTI-FAMILY	0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	250,000.00	200,000.00	200,000							