

LOT 6 & PT OF LOT 5
IN OR 2461/1317
EGANS LANDING PB 5/387-387B

EVANS RITA L REV LIV TRUST/EVANS RITA L TRUSTEE
228 CLAREMORE DRIVE
WOODSTOCK, GA 30188

2025

00-00-30-021L-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	13	LVT/LAMNT 30			
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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1076.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1998	1,646	234,833
FGR	506	55	1998	278	39,662
FOP	35	30	1909	10	1,427
FSP	117	40	1998	47	6,705
PTO	72	5	1998	4	571
TOTALS	2,376			1,985	283,197

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,985	123.5192	163.05	323,654	1998	1998	0	0	0	12.50	87.50												

1 SNGL FAM - 0% - 0

Heated Area: 1646

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home with various rooms and areas labeled with codes and years. The rooms and their dimensions are as follows:

- PTO 1998**: 8' x 8'
- FSP 1998**: 13' x 9'
- BAS 1998**: 37' x 26'
- FGR 1998**: 22' x 25'
- FUP 1999**: 7' x 5'

Other dimensions and labels include:

- 39' (horizontal distance from PTO/FSP to BAS)
- 13' (vertical distance from FSP to FUP)
- 4' (horizontal distance from FUP to BAS)
- 3' (vertical distance from FUP to BAS)
- 18' (horizontal distance from BAS to FGR)
- 6' (horizontal distance from FGR to FUP)
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