

SWENSON RICHARD L & HELLA G
4171 LOCH HIGHLAND PKWY
ROSWELL, GA 30075

00-00-30-0760-0005-0180

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		VALUATION SUMMARY																					
Exterior Wall		05		AVERAGE 100		0100		01		2,293		106.7220		106.72		244,709		1989		1989		0		0		16.00		84.00		VALUATION BY																					
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 2023				Heated Area: 1931														STANDARD																					
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8																					
Interior Wall		05		DRYWALL 100																										Tax Dist:																					
Interior Floor		14		CARPET 70																										BUILDING MARKET VALUE																					
Interior Floor		11		CLAY TILE 30																										TOTAL MARKET OB/XF VALUE																					
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET																					
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE																					
Bedrooms				3 100																										SOH/AGL Deduction																					
Bathrooms				2 100																										ASSESSED VALUE																					
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE																					
Stories		1.5		1.5 100																										BASE TAXABLE VALUE																					
Units				0 100																										TOTAL JUST VALUE																					
Occupancy		00		NONE 100																										INCON VALUE																					
																														INCOME VALUE																					
																														PREVIOUS YEAR MKT VALUE																					
Quality		03		Quality Level 03																																															
DOR CODE		0100		SINGLE FAMILY																																															
MAP NUM				MKT AREA																										03																					
NEIGHBORHOOD/LOC				3027.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,399		100		1993		1,399		125,413																																									
FGR		483		55		1993		266		23,846																																									
FOP		24		30		1993		7		627																																									
FUS		532		100		1993		532		47,691																																									
UOP		32		20		1993		6		538																																									
UOP		174		20		1993		35		3,137																																									
USP		160		30		1993		48		4,303																																									
TOTALS		2,804						2,293		205,556																																									
EXTRA FEATURES										1273 MANUCY RD, FERNANDINA BEACH										BLD DATE										LGL DATE																					
																				XF DATE										LAND DATE																					
																				INC DATE										AG DATE																					
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		0811		CONCRETE B		0		0		0		616.00		SF		5.20		5.20		100		1989		1989		3		54.5		1,746																					
2		0820		WOOD WALK		0		0		0		210.00		SF		11.75		11.75		100		1989		1989		3		40		987																					
3		0504		FP-ELECTRI		0		0		0		1.00		UT		2,000.00		2,000.00		100		1989		1989		3		64		1,280																					
4		1242		WD DECK A		0		0		0		318.00		SF		10.00		10.00		100		1989		1989		3		20		636																					
5		0812		CONCRETE C		0		0		0		1,280.00		SF		4.00		4.00		100		1990		1990		3		57		2,918																					
6		0861		POOL GUNIT		0		0		0		421.00		SF		85.00		85.00		100		1992		1992		3		20		7,157																					
7		0845		KOOL DECK		0		0		0		661.00		SF		7.25		7.25		100		1992		1992		3		62		2,971																					
8		2601		GRNHS FG 1		0		0		33		429.00		SF		10.35		10.35		100		1994		1994		3		20		888																					
9		0845		KOOL DECK		0		0		10		120.00		SF		7.25		7.25		100		1994		1994		3		66		574																					
10		0858		SCULP CONC		0		0		0		195.00		SF		13.00		13.00		100		1999		1999		3		93		2,358																					
LAND DESCRIPTION										TOTAL OB/XF										21,515																															
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV			
1		000100		C		RES		0				RSF		1109.00		290.00		1.00		UT				1.00		1.00		1.00		300,000.00		300,000.00		300,000																	