

DUNHAM KAREN
1113 TIMBER BLUFF DR
CLAYTON, GA 30525

2025

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
12CEDAR 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1993	1,415	205,813
FGR	433	55	1993	238	34,618
FOP	21	30	1993	6	873
FSP	80	40	1993	32	4,654
FST	27	55	1993	15	2,182

TOTALS1,9761,706248,140

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDPERMIT NOISSUED

0500011,706109.2000172.54294,353199119910015.7084.30R1213151

1 SFR CUST - 100% - 2023Heated Area: 1415HX Base Yr 2023

A floor plan diagram of a single-family residence. The layout includes several rooms with their respective areas and market values:

- FSP (Front Porch)**: 8' x 10', area 80 sq ft, value \$4,654.
- BAS (Backyard)**: A large rectangular area measuring 15' by 20', area 300 sq ft, value \$2,182.
- FGT (Garage/Triples)**: 3' x 3', area 9 sq ft, value \$873.
- FGR (Front Yard/Garage)**: 15' x 20', area 300 sq ft, value \$2,182.
- FOP (Front Office/Porch)**: 3' x 7', area 21 sq ft, value \$873.

The overall lot dimensions are approximately 30 feet wide by 50 feet deep. Various other measurements like perimeter lengths and smaller room segments are also indicated.

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

248,1404,948250,000503,08858,011445,07750,722394,355503,0880452,133

HX HB

SALES DATAOFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICEGRANTOR: SECRETARY OF HOUSINGGRANTEE: DUNHAM KAREN2480/05756/28/2021MS U I 11411,000GRANTOR: LAW OFFICES OF JASONGRANTEE: SECRETARY OF HOUSIN

2577/01227/12/2022SW U I 18355,000

BUILDING NOTES

BUILDING DIMENSIONSBAS=[YR=1993] W30 U2 L2 W4 D2 L2 FSP=[YR=1993] W10 S8E10 N8\$ S8 W10 S10 W2 S15 E12 S2 FOP=[YR=1993] S3 E7 N3 W7\$E7 S3 E11 FGR=[YR=1993] S8 E20 N20FST=[YR=1993] N3 W9 S3 E9\$W9 N3 W11S15\$ N15 E20 N23\$.

LAND DESCRIPTIONTOTAL OB/XF4,948

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDDTOT ADJUST UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

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REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000