

LOT 7
COTTAGE AT AMELIA OR 2387/1775

PETTIT MATTHEW & JENNIFER MURPHY LIVING TRUST/PETT
462 POLK ST NW
MARIETTA, GA 30064

2025

00-00-31-1025-0007-0000



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	PAGE 1 of 1												
Exterior Wall	10	ABOVE AVG 100		0320	12	1,519	212.0009	212.00	322,028	2023	2023	0	0	0	0.00	100.00	VALUATION BY												
Roof Structure	03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024													VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100		Heated Area: 1230													STANDARD												
Interior Wall	05	DRYWALL 100		HX Base Yr													Tax Group: 2												
Interior Floor	13	LVT/LAMNT 60															Tax Dist:												
Interior Floor	14	CARPET 40															BUILDING MARKET VALUE												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												
Bedrooms	2	2 100															TOTAL MARKET VALUE												
Bathrooms	2.5	2.5 100															SOH/AGL Deduction												
Bathrooms Frame	02	WOOD FRAME 100															ASSESSED VALUE												
Stories	2.	2. 100															TOTAL EXEMPTION VALUE												
Units	0	0 100															BASE TAXABLE VALUE												
Occupancy	00	NONE 100															TOTAL JUST VALUE												
																	NCON VALUE												
																	INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												