

DENT CAROLYN SUZANNE KENNEMER
174 COLE STREET NORTHEAST
MARIETTA, GA 30060

2025



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															
Floor			2 100					1250000			1,186			1974	1974	100	100	0		VALUATION BY					STANDARD										
Recreation CLUBHOUSE			CLUBHOUSE 100					1	CONDO - 0% - 0												HX Base Yr					Tax Group: 2					Tax Dist:				
Recreation POOL			POOL 100																	BUILDING MARKET VALUE					421,000										
Recreation TENNIS CT			TENNIS CT 100																	TOTAL MARKET OB/XF VALUE					0										
Location EXTERIOR			EXTERIOR 100																	TOTAL LAND VALUE - MARKET					0										
View Lump TYPICAL			TYPICAL 100																	TOTAL MARKET VALUE					421,000										
Balcony FOP/PATIO			FOP/PATIO 100																	SOH/AGL Deduction					0										
Parking OPEN			OPEN 100																	ASSESSED VALUE					421,000										
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0										
Bathrooms			2 100																	BASE TAXABLE VALUE					421,000										
Oth Rooms			2 100																	TOTAL JUST VALUE					421,000										
																				NCON VALUE					0										
																				INCOME VALUE															
																				PREVIOUS YEAR MKT VALUE					409,000										
Quality		03	Quality Level 03																																
DOR CODE		0400	CONDOMINIUM																																
MAP NUM			MKT AREA				01																												
NEIGHBORHOOD/LOC		1020.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														