

AUSTIN BRYAN EDWARD & SARAH SULLIVAN
248 PRINCE AVE
ATHENS, GA 30601

00-00-31-128D-0180-0000

[illegible]

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BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY														
																						VALUATION BY					STANDARD									
																						Tax Group: 2					Tax Dist:									
																						BUILDING MARKET VALUE					984,041									
																						TOTAL MARKET OB/XF VALUE					92,580									
																						TOTAL LAND VALUE - MARKET					650,000									
																						TOTAL MARKET VALUE					1,726,621									
																						SOH/AGL Deduction					0									
																						ASSESSED VALUE					1,726,621									
																						TOTAL EXEMPTION VALUE					0									
																						BASE TAXABLE VALUE					1,726,621									
																						TOTAL JUST VALUE					1,726,621									
																						NCON VALUE					0									
																						INCOME VALUE														
																						PREVIOUS YEAR MKT VALUE					1,687,936									
DOR CODE		0100 SINGLE FAMILY																																		
MAP NUM							MKT AREA										01																			
NEIGHBORHOOD/LOC		1007.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES																																				
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																				
11	1127	BRICK 8"	0	0	16	8		128.00 SF	11.00	11.00	100	2011	2011	3	98	1,380																				
12	0310	AL GANG WY	0	0	0	0		20.00 LF	115.00	115.00	100	2012	2012	3	50	1,150																				
13	0303	FLT DOCK W	0	0	20	10		200.00 SF	26.00	26.00	100	2012	2012	3	64	3,328																				
14	1242	WD DECK A	0	0	20	26		520.00 SF	10.00	10.00	100	2012	2012	3	50	2,600																				
15	0317	DCK PLNG W	0	0	0	0		2.00 UT	1,000.00	1,000.00	100	2012	2012	3	50	1,000																				
16	0861	POOL GUNIT	0	0	20	14		280.00 SF	85.00	85.00	100	2019	2019	3	87	20,706																				
17	0855	CONC PAVER	0	0	0	0		1,232.00 SF	10.00	10.00	100	2019	2019	3	97	11,950																				
LAND DESCRIPTION						TOTAL OB/XF														42,114																
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												