

LOT 116
IN OR 1454/431
GA FDNA BEACH SUB PB 2/35

LAKE LIVING TRUST/LAKE PHYLLIS P TRUSTEE
2229 QUAIL DRIVE
BESSEMER, AL 35022

2025

00-00-31-134A-0116-0000



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 2 2														
Exterior Wall	05	AVERAGE 100	0320	01	1,350	116.8440	116.84	157,734	1981	1983	0	0	17.50	82.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	Heated Area: 1196													BUILDING MARKET VALUE 260,262													
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 956													
Interior Floo	08	SHT VINYL 50														TOTAL LAND VALUE - MARKET 950,000													
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 1,211,218													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 262,150													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 949,068													
Bedrooms		2 100														TOTAL EXEMPTION VALUE 0													
Bathrooms		1.5 100														BASE TAXABLE VALUE 949,068													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 1,211,218													
Stories	3.	3. 100														NCON VALUE 0													
Units		0 100														INCOME VALUE													
BUD8 Adjustme	02	DIST FB 100														PREVIOUS YEAR MKT VALUE 1,048,992													
Occupancy	00	NONE 100																											

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