

S-1 OF LOT 7
IN OR 1691/963
EX S-2

OLDS BRENDA O
119 LINCOLN PINCH WY
CORDELE, GA 31015

2025

00-00-31-140G-0007-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1023.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	1993	970	101,302
FGR	262	55	1993	144	15,039
FOP	14	30	1993	4	418
TOTALS				1,118	116,758

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,118	121.7940	121.79	136,161	1991	1995	0	0	0	14.25	85.75	

1 TOWNHOUSE - 0% - 0

Heated Area: 970

HX Base Yr

The diagram shows a townhouse lot with a main rectangular area and a smaller rectangular area at the bottom. The main area has a width of 24 and a height of 41. The smaller area has a width of 12 and a height of 22. The total area is 970. The lot is divided into three sections: BAS (101,302), FGR (15,039), and FOP (418). The lot is labeled 'BAS 1993' and 'FGR 1993'. The lot is also labeled 'FOP 1993'.

BLD DATE

LGL DATE