

BLK 3 LOT 2 OF OCEAN CITY
NORTH PORTION R/P PBK 2/38 &
PT OF LOT 20 OF OCEAN VIEW

BENNETT STETSON F III
5701 FAIRWAY LN
BLACKSHEAR, GA 31516

2025

00-00-31-1520-0003-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	226,045
DCK	20	10	2012	2	270
DCK	20	10	2012	2	270
FOP	24	30	1993	7	944
FOP	36	30	1993	11	1,483
STR	12	10	2012	1	135
TOTALS	1,788			1,699	229,148

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,699	112.9000	149.03	253,202	1945	2005	0	0	9.50	90.50

1 SNGL FAM - 0% - 0