

DAVIS FRANKLIN B & AMELIA DUNN
1248 OGLETHORPE ST
MACON, GA 31220

00-00-31-1520-0004-0040



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

23

REINF CONC 50

Exterior Wall

27

PREFIN MTL 50

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories Units

03

MASONRY 100

BUD8 Adjustme Occupancy

2.

100

BUD8 Adjustme Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0800

MULTI-FAMILY

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

01

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

APT

756

100

1993

756

90,100

HXB

1,120

100

1993

1,120

133,481

HXG

364

55

1993

200

23,836

HXP

72

30

1993

22

2,622

HXP

240

30

1993

72

8,581

UST

528

45

1993

238

28,364

TOTALS

3,080

2,408

286,985

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCY

NORM

% COND

2700

01

2,408

108.7800

143.59

345,765

1967

1990

0

0

0

17.00

83.00

1 DUPLEX - 0% - 0

Heated Area: 1876

HX Base Yr

24

22

UST
1993

22

24

19

8

13

28

28

27

13

28

18

4

HXP
1993

4

22

28

40

6

HXP
1993

6

NASSAU COUNTY PROPERTY

PAGE 1 of 2

2

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

286,985

TOTAL MARKET OB/XF VALUE

47,950

TOTAL LAND VALUE - MARKET

562,500

TOTAL MARKET VALUE

897,435

SOH/AGL Deduction

99,080

ASSESSED VALUE

798,355

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

798,355

TOTAL JUST VALUE

897,435

NCON VALUE

42,115

INCOME VALUE

PREVIOUS YEAR MKT VALUE

687,491

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2025-1042

HRDI SIDE

25,000

04/29/2025

2023-0698

POOL

65,000

01/02/2024

20091484

OTHER

750

10/29/2009

20052565

REPAIR/RRF

5,000

08/30/2005

20021834

XFOB

2,000

10/23/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2569/0239

11/01/2021

WD

U

I

11

100

GRANTOR:AMELIA 551 LLC

GRANTEE:DAVIS FRANKLIN B &

2510/0906

11/01/2021

WD

U

I

39

479,000

GRANTOR:AMELIA 551 LLC

GRANTEE:DAVIS FRANKLIN B &

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993;ORIG=15,0] E22 E18 S28 W40 N28 \$

APT=[YR=1993;ORIG=-13,0] W8 W19 S28 E27 N28 \$

UST=[YR=1993;ORIG=-21,0] N22 W24 S22 E24 \$

HXG=[YR=1993;ORIG=0,0] W13 S28 E13 N28 \$

HXP=[YR=1993;ORIG=55,28] S6 W40 N6 E40 \$

HXP=[YR=1993;ORIG=37,0] N4 E18 S4 W18 \$

PTR=[ORIG=0,0] E15 W15 \$

.

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000800 C MULTI-FAMILY 0 0006 R-3 75.00 99.00 75.00 FF 1.00 1.00 1.00 7,500.00 7,500.00 562,500

REVIEW DATE

07/17/2025

BY

HS

Total Acres: 0.00

Total Land Value: 562,500

Market: 0

Agricultural: 0

Common: 562,500

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