

LOT 1-5
IN OR 1770/1917
SURF UNIT ONE PB 7/300

BUICE EDDIE D & SANDRA E
PO BOX 983
FORSYTH, GA 31029

2025

00-00-31-1741-0001-0050



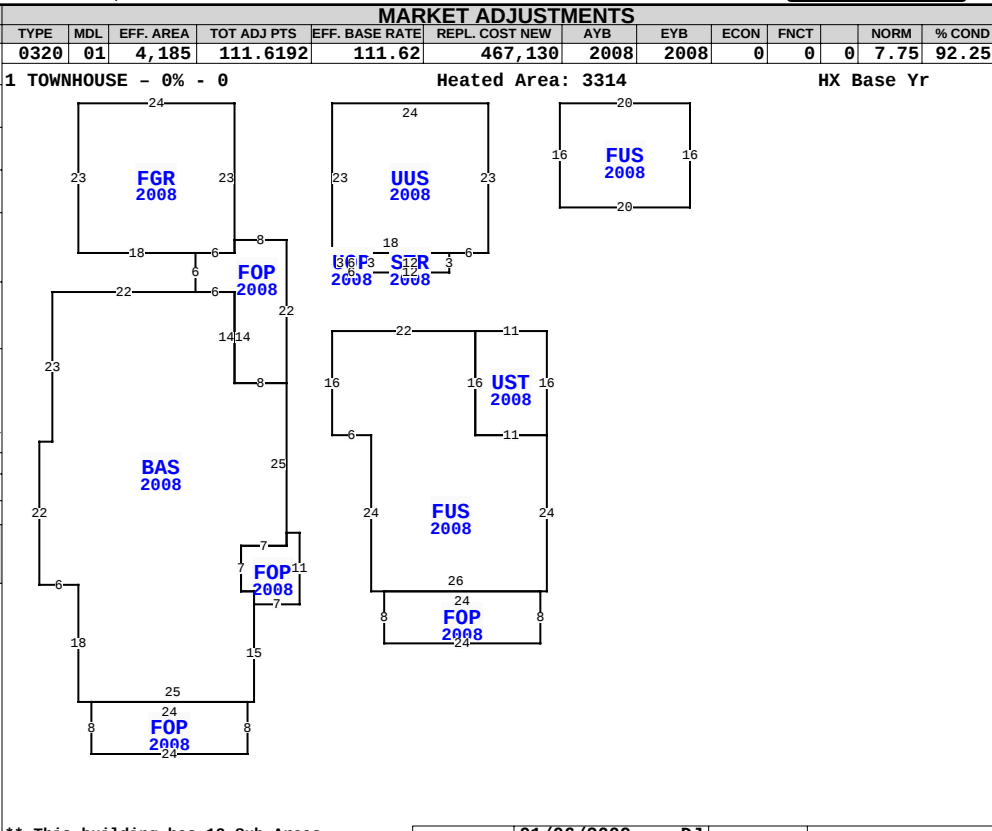
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1101.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2008	1,994	205,321
FGR	552	55	2008	304	31,302
FOP	81	30	2008	24	2,471
FOP	192	30	2008	58	5,972
FOP	192	30	2008	58	5,972
FOP	212	30	2008	64	6,590
FUS	320	100	2008	320	32,950
FUS	1,000	100	2008	1,000	102,969
STR	36	10	2008	4	411
UOP	18	20	2008	4	411
TOTALS	5,325			4,185	430,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
3	0855	CONC PAVER	0	0	70	4	280.00	SF	10.00
4	0855	CONC PAVER	0	0	0	0	853.00	SF	10.00
5	1076	TRELLIS A	0	0	5	5	25.00	SF	7.50
6	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	0.00	0.00	1.00



BLD DATE	01/06/2009	DJ	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					430,927				
TOTAL MARKET OB/XF VALUE					22,035				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					602,962				
SOH/AGL Deduction					0				
ASSESSED VALUE					602,962				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					602,962				
TOTAL JUST VALUE					602,962				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					558,800				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112293	HVAC	2,200	12/29/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1770/1917	12/19/2011	WD	U	I	11	355,000	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: BUICE EDDIE D & SAN							
1769/1458	12/16/2011	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: BRANCH BANKING & TR							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2008] W24 S23 E18 FOP=[YR=2008] S6 BAS=[YR=2008] W22 S23 W2 S22 E6 S18 E2 FOP=[YR=2008] S8 E24 N8 W24\$ E25 N15 FOP=[YR=2008] E7 N11 W2 S2 W7 S7 E2S2\$N2 W2 N7 E7 N25 W8 N14 W6\$ E6 S14 E8 N22 W8 S2 W6 \$ E6 N23\$ PTR=E15UUS=[YR=2008] E24 S23 W6 STR=[YR=2008] S3 W12 UOP=[YR=2008] W6 N3 E6 S3\$ N3 E12\$ W18 N23\$ W15\$ PTR=E15S35 FUS=[YR=2008] E22 UST=[YR=2008] E11 S16 W11 N16\$ S16 E11 S24 W1 FOP=[YR=2008] S8 W24 N8 E24\$ W26 N24 W6 N16\$ W15N35\$ PTR=E50 FUS=[YR=2008] E20 S16 W20 N16\$ W50\$.									