

UNIT 46 (A/K/A 2301)
 IN OR 814 PG 304
 OCEAN PLACE @ SUMMER BEACH

KENDRICK JOHN P
 3527 NORTH VALDOSTA ROAD
 VALDOSTA, GA 31602

2025

00-SB-30-152P-0046-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		3 100	1527	100	1,739				1997	1997	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr												
Location	END	END 100													
View Lump Sum	OCEAN	OCEAN 100													
Desirability	FLOOR	3RD FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		3 100													
Bathrooms		3 100													
Oth Rooms		2 100													
Quality 04 Quality Level 04															
DOR CODE 0400 CONDOMINIUM															
MAP NUM			MKT AREA			03									
NEIGHBORHOOD/LOC			3025.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	1,739			1,739											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,445,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,445,850
SOH/AGL Deduction		258,904
ASSESSED VALUE		1,186,946
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,186,946
TOTAL JUST VALUE		1,445,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,351,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000732	REMODEL	5,000	02/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0814/0304	11/19/1997	WD Q	Q	I		316,400

GRANTOR: NASSAU BEACH DEVELOPM
 GRANTEE: KENDRICK JOHN P

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV