

LOT 54  
IN OR 1745/1132  
MARSH CREEK VLG UNIT 1 PB 4/18

BELTRAMI CHARLOTTE H REVOC TRUST/BELTRAMI CHARLOTT  
23 FERRY LANDING LN NW APT2511  
ATLANTA, GA 30305

**2025**

01-6N-29-1300-0054-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	13	LVT/LAMNT 20	
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	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,968	100	1993
FDG	338	60	1993
UOP	25	20	1993
UOP	96	20	1993
UOP	325	20	1993
TOTALS	2,752		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 0									Heated Area: 1968	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2025	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE			339,745	
TOTAL MARKET OB/XF VALUE			1,288	
TOTAL LAND VALUE - MARKET			630,000	
TOTAL MARKET VALUE			971,033	
SOH/AGL Deduction			265,287	
ASSESSED VALUE			705,746	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			705,746	
TOTAL JUST VALUE			971,033	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			910,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P950374	REPAIR/RRF	5,800	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1745/1132	7/01/2011	WD Q	Q I	01	435,000	
GRANTOR: HARRIS MARY MARGARET						
GRANTEE: BELTRAMI CHARLOTTE						
1673/1896	4/19/2010	WD U	I	30	100	
GRANTOR: BELTRAMI CHARLOTTE H						
GRANTEE: HARRIS MARY MARGARET						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	42	840	
2	0850	PEBBLE WLK	0	0	0	143.00	SF	1.75	1.75	100	1979	1979	3	29	73	
3	0810	CONCRETE A	0	0	9	27.00	SF	6.50	6.50	100	1979	1979	3	29	51	
4	1125	CB/STC 6"	0	0	0	152.00	SF	7.35	7.35	100	1979	1979	3	29	324	
TOTALS														1,288		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W13 UOP=[YR=1993] N4 W10 N7 W27 S7 E3 S4 E34 \$ W37 S16 UOP=[YR=1993] W7 S12 E8 N12 W1 \$ E1 S12 W1 S28 E26 N12 E5 N23 UOP=[YR=1993] E5 N5 W5 S5 \$ N5 E19 N16 \$ PTR= E15 FDG=[YR=1993] E26 N13 W26 S13 \$ W15 \$ .													

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
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000							