

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30304

11-2N-26-1830-0022-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305140803041.0000030100010000

COMP SHNGL 100 DRYWALL 100 CARPET 60 SHT VINYL 40 CENTRAL 100 AIR DUCTED 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100055009.00

Quality Level 03 SINGLE FAMILY MKT AREA 05

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPPTO168536140701005530520172017201720171,685199124174,59220,6191,244414

TOTALS2,1561,900196,869

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUENOTES

10810CONCRETE A0000958.00SF6.506.50100201620163955,916

20855CONC PAVER0000540.00SF10.0010.00100201820183975,238

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL0PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100011,900106.8200106.82202,958201720170003.0097.00

1 SINGLE FAM - 0% - 2023Heated Area: 1685HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE196,869

TOTAL MARKET OB/XF VALUE11,154

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE263,023

SOH/AGL Deduction0

ASSESSED VALUE263,023

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE263,023

TOTAL JUST VALUE263,023

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE254,208

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2576/15447/07/2022WDQI01358,500

GRANTOR:MORAN JAY & LORI (H/W)

GRANTEE:SHV HOMES I LLC

2110/01373/29/2017SWQV01161,500

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:MORAN JAY & LORI (H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PT0=[YR=2017] N7 W10 S7 E10\$ W16 S57 FOP=[YR=2017] S10 E4 N10 W4\$ E4 S10 E7 FGR=[YR=2017] S4 E19 N19 W19 S15\$ N15 E19 N52\$.