

LOT 38
IN OR 2174/1481
RIVER GLEN #1 PB 7/263

FRANKIEWICZ SUSAN G REV TRUST/FRANKIEWICZ SUSAN G
3840 FALLS LANDING DR
JOHNS CREEK, GA 30022

2025

11-2N-26-1830-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2008	1,928	186,972
FGR	432	55	2008	238	23,081
FOP	157	30	2008	47	4,558
FOP	184	30	2008	55	5,334
FUS	492	100	2008	492	47,713
TOTALS	3,193			2,760	267,657

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	667.00	SF	5.20
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50
3	0810	CONCRETE A	0	0	8	24	192.00	SF	6.50

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	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,760	105.4080	105.41	290,932	2008	2008	0	0	8.00	92.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2420 HX Base Yr												

75119 MORNING GLEN CT, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
667.00	SF	5.20	5.20	100	2008	2008	3	88	3,052		
108.00	SF	6.50	6.50	100	2008	2008	3	88	618		
192.00	SF	6.50	6.50	100	2019	2019	3	97	1,211		
		</									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					267,657				
TOTAL MARKET OB/XF VALUE					4,881				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					327,538				
SOH/AGL Deduction					0				
ASSESSED VALUE					327,538				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					327,538				
TOTAL JUST VALUE					327,538				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					315,592				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20439	ELEC OTHER	2,000	01/01/2008
M13599	MECH OTHER	0	01/01/2008
P12992	OTHER	0	01/01/2008
C20859	CO ISSUED	0	12/01/2007
R10928	REPAIR/RRF	4,000	12/01/2007
B20859	NEW CONSTR	210,804	12/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2174/1481	1/11/2018	QC	U	I	11	100			
GRANTOR:FRANKIEWICZ SUSAN G									
GRANTEE:SUSAN GARDNER FRANK									
2132/1159	6/30/2017	SW	Q	I	01	225,000			
GRANTOR:75119 MORNING GLEN CT									
GRANTEE:FRANKIEWICZ SUSAN G									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2008] W23 BAS=[YR=2008] W17 S54 FOP=[YR=2008] S6 E20 FGR=[YR=2008] S15 E20 N23 W8 S2 W9 D3 L3 S3\$ N3 U3 R3 L4 U4 W6 S4 W13\$ E13 N4 E6 D4 R4 E9 N2 E8 N44 W23 N8\$ S8 E23 N8\$ PTR=E15 FUS=[YR=2008] E12 S41 W12 N41\$ W15\$.									