

ROBERTS WILL
44 PLANTATION COURT
CHULA, GA 31733

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,304

100

2006

2,304

330,850

FGR

473

55

2006

260

37,335

FOP

46

30

2006

14

2,010

FOP

279

30

2006

84

12,062

TOTALS3,1022,662382,258

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEW

AYBEYB

ECONFNCT

NORM% COND

090001

2,662119.5488

157.80

420,064

20062006

0000

9.0091.00

1 SNGL FAM - 0% - 2025

Heated Area: 2304

HX Base Yr

21

6

5

4.2

34

10

4.2

9

4.2

16

47

35

23

22

11

10

8

5

10

4

4

6

14

BAS

2006

FOP

2006

FGR

2006

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

0810

CONCRETE A

0

0

0

0

1,060.00

SF

6.50

6.50

100

2006

2006

3

86

5,925

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

RES NATURAL

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

127,500.00

127,500.00

127,500

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 127,500

Market: 0

Agricultural: 0

Common: 127,500

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE382,258

TOTAL MARKET OB/XF VALUE5,925

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE515,683

SOH/AGL Deduction0

ASSESSED VALUE515,683

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE515,683

TOTAL JUST VALUE515,683

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE497,489

PERMIT NUMDESCRIPTIONAMTISSUED

M11079MECH OTHER002/01/2006

P10485OTHER012/01/2005

C15744CO ISSUED353,46508/01/2005

E15527ELEC OTHER1,90008/01/2005

R08019REPAIR/RRF1,50008/01/2005

B15744NEW CONSTR353,46508/01/2005

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U / I V I / RSNCDSALE PRICE

2788/17215/13/2025SWU1212400,600

GRANTOR:NOVASTAR MORTGAGE FUN

GRANTEE:ROBERTS WILL

2717/12876/10/2024CTU1I18375,100

GRANTOR:CLERK OF COURT

GRANTEE:NOVASTAR MORTGAGE F

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W34 BAS=[YR=2006] W5 N6 W21 S47 FGR=[YR=2006] S23 E11 N1 E10 N22 W21\$ E21 N2 E8 FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E10 S6 E14 N35 L3 U3 W9 D3 L3 W16 N7 U3 L3 \$ R3 D3 S7 E16 R3 U3 E9 D3 R3 N10\$.