

LOT 78
HAMPTON LAKES PHASE IV-B
OR 2320/460

COOPER EDWIN LAWRENCE & KHALILAH
190 TANA DRIVE
FAYETTEVILLE, GA 30214

2025

13-2N-27-0723-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	381,239
FGR	660	55	2022	363	48,337
FOP	35	30	2022	10	1,331
FSP	190	40	2022	76	10,120
TOTALS	3,748			3,312	441,029

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	1,576.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		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
0900	01	3,312	101.3840	133.83	443,245	2022	2022	0	0
1 SNGL FAM - 0% - 2024									
Heated Area: 2863									
HX Base Yr									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
15,602									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					441,029				
TOTAL MARKET OB/XF VALUE					15,602				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					531,631				
SOH/AGL Deduction					0				
ASSESSED VALUE					531,631				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					531,631				
TOTAL JUST VALUE					531,631				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					510,490				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007403			06/09/2023
21016726	NEW CONSTR	415,648	12/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1554	9/29/2023	SW	Q	I	01	550,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COOPER EDWIN LAWREN						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.									