

LOT 465  
HERON ISLES PHASE TWO C-3  
PBK 8/180

SHV HOMES 1 LLC  
3495 PIEDMONT RD BLDG 11 #300  
ATLANTA, GA 30305

2025

37-3N-28-0741-0465-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 13               | LVT/LAMNT 70     |      |              |                      |
| Interior Floor           | 14               | CARPET 30        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 04               | Quality Level 04 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA 04      |      |              |                      |
| NEIGHBORHOOD/LOC         | 4038.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,696            | 100              | 2018 | 1,696        | 189,552              |
| FGR                      | 441              | 55               | 2018 | 243          | 27,159               |
| FOP                      | 30               | 30               | 2018 | 9            | 1,006                |
| FSP                      | 100              | 40               | 2018 | 40           | 4,470                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,267            |                  |      | 1,988        | 222,187              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                |      |                   |      |      |            |      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|-------------------|------|------|------------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB               | ECON | FNCT |            | NORM | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 01  | 1,988     | 114.6306    | 114.63         | 227,884        | 2018 | 2018              | 0    | 0    | 0          | 2.50 | 97.50  |
| 1 SINGLE FAM - 0% - 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |           |             |                |                |      | Heated Area: 1696 |      |      | HX Base Yr |      |        |
| <p>The diagram is a floor plan with the following dimensions and room labels:</p> <ul style="list-style-type: none"><li><b>FSP 2018</b> (top right): 10' wide, 10' high.</li><li><b>BAS 2018</b> (center): 30' wide, 35' high.</li><li><b>FGR 2018</b> (bottom left): 21' wide, 21' high.</li><li><b>FOB 2018</b> (bottom center): 5' wide, 12' high.</li><li><b>Other dimensions:</b> 10' (top), 10' (right of FSP), 54' (right of BAS), 14' (bottom right), 13' (bottom of FOB), 9' (bottom of FGR), 5' (left of FOB), 6' (top of FOB), 21' (left of FGR), 21' (bottom of FGR), 21' (left of BAS), 30' (top of BAS).</li></ul> |     |           |             |                |                |      |                   |      |      |            |      |        |

|          |  |          |            |
|----------|--|----------|------------|
| BLD DATE |  | LGL DATE | 07/10/2025 |
|----------|--|----------|------------|