

LOT 65
NASSAU CROSSING PHASE 1
OR 2344/490

RADULESCU CRISTIAN & IRINA S
525 VAN BRIGGLE CT
SUGAR HILL, GA 30518

2025

42-2N-27-1090-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4091.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,219	100
FGR	380	55
FOP	95	30
PTO	72	5
TOTALS	1,766	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,460	123.5220	123.52	180,339	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022

Heated Area: 1219

HX Base Yr 2022

6

23

12

12

6

43

16

20

10

9

11

4

5

18

19

20

39

PTO

2021

BAS

2021

FGR

2021

FOP

2021

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU