

SWEAT QUENTIN WARD & MARY OLIVIA
200 NORTH WINDWARD DR
ST SIMONS, GA 31522

50-3N-27-1004-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		0320	11	1,832	152.9080	152.91	280,131	2022	2022		0	0	0.50	99.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2023													Heated Area: 1542										HX Base Yr									
Roof Cover		03	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										278,730									
Interior Floo		11	CLAY TILE 80															TOTAL MARKET OB/XF VALUE										6,300									
Interior Floo		14	CARPET 20															TOTAL LAND VALUE - MARKET										60,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										345,030									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										0									
Bedrooms			2 100															ASSESSED VALUE										345,030									
Bathrooms			2 100															TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										345,030									
Stories		1.	1. 100															TOTAL JUST VALUE										345,030									
Units		0	0 100		NCON VALUE										6,300																						
Occupancy		00	NONE 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										341,116																						
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4094.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,542	100	2022	1,542	234,608																																
FGR	402	55	2022	221	33,624																																
FOP	103	30	2022	31	4,716																																
FOP	126	30	2022	38	5,782																																
TOTALS		2,173			1,832	278,730																															
EXTRA FEATURES					173 EUREKA CT, YULEE										BLD DATE					LGL DATE																	
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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	0855	CONC PAVER		0	0	0	0	630.00	SF	10.00		10.00	100	2025	2024	100	6,300																				
LAND DESCRIPTION										TOTAL OB/XF										6,300																	
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	000310	C	TOWNHOUSE		0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																			