

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	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		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4028.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,271	100
FGR	1,510	55
FOP	72	30
FOP	78	30
FOP	252	30
FUS	950	100
STR	39	10
TOTALS	6,172	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2024								
			Heated Area: 4221				HX Base Yr 2024					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		1,014,368	
TOTAL MARKET OB/XF VALUE		73,065	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		1,257,433	
SOH/AGL Deduction		305,608	
ASSESSED VALUE		951,825	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		901,103	
TOTAL JUST VALUE		1,257,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		925,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113106	SWIM POOL	65,000	09/27/2021
B2102689	NEW CONSTR	607,885	03/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1972	11/13/2020	WD Q	Q	V	01	107,000

GRANTOR: CAPITAL CONSULTANTS L
GRANTEE: KURZEJA MICHAEL JOH
1852/0831 4/18/2013 WD U V 12 90,200
GRANTOR: AMERIS BANK
GRANTEE: CAPITAL CONSULTANTS

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	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2022	2022	3	95	40,940	
3	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
4	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2022	2022	3	99	16,375	
5	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	2022	2022	3	99	9,979	
6	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2022	2022	3	99	1,931	

BUILDING NOTES			
BLD DATE 04/04/2023 NW LGL DATE 04/01/2025 MLU XF DATE INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W17 FOP=[YR=2022] N6 W22 S6 E1 S6 E20 N6 E1\$ W1 S6 W20 N6 W29 FOP=[YR=2022] W13 S6 E13 N6\$ S6 W13 S40 FGR=[YR=2022] S38 E12 S2 E12 N2 E13 N42 W20 S4 W17\$ E17 N4 E20 N1 E16 FOP=[YR=2022] S8 E9 N8 W9 \$ E9 S8 E13 N12 E5 N37\$ PTR= E15 FUS=[YR=2022] E12 S2 E20 S19 E1 S4 W6 STR=[YR=2022] W13 N3 E13 S3\$ N3 W13 S3 E10 S12 W17 N9 W7 N28\$ W15\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000								