

BLOCK 14 LOTS 1 & 2 &
PT ABND R/W RES #97-231
AMERICAN BEACH SUB 2 PB 3/6

COZETTA'S BEACH HOUSE LLC
1860 SHOAL CREEK BLVD
DECATUR, GA 29646

2026

00-00-30-010B-0014-0010



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	2018	1,337	201,057
FGR	273	55	2018	150	22,557
FOP	84	30	2018	25	3,760
FOP	168	30	2018	50	7,519
FUS	506	100	2018	506	76,092
PTO	48	5	2018	2	301
PTO	65	5	2018	3	451
STR	33	10	2018	3	451
TOTALS	2,514			2,076	312,187

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	111.5338	155.03	321,842	2018	2018	0	0	0	97.00

1 SNGL FAM

0% - 0

Heated Area: 1843

HX Base Yr

12

22

12

4

4

28

12

21

13

21

13

18

14

6

6

14

14

18

13

29

8

4.2

5

4.2

4

13

13

18

4

4

13

13

18

14

6

6

14

14

18

13

29

PTO

2018

FOP

2018

PTO

2018

BAS

2018

FOP

2018

FGR

2018

14

19

18

16

14

13

14

7

3

6

5

3

6

19

18

16

14

13

14

7

3

6

5

3

FUS

2018

STR

2018

BLD DATE

03/03/2023

NW

LGL DATE

03/15/2023

W