

LOT 220
IN OR 2592/932
GA FDNA BEACH 2 UNR

TITAN REALTY HOLDINGS LLC
3925 CHARLEMAGNE WAY SW
MARIETTA, GA 30064

2026

00-00-31-134B-0220-0000



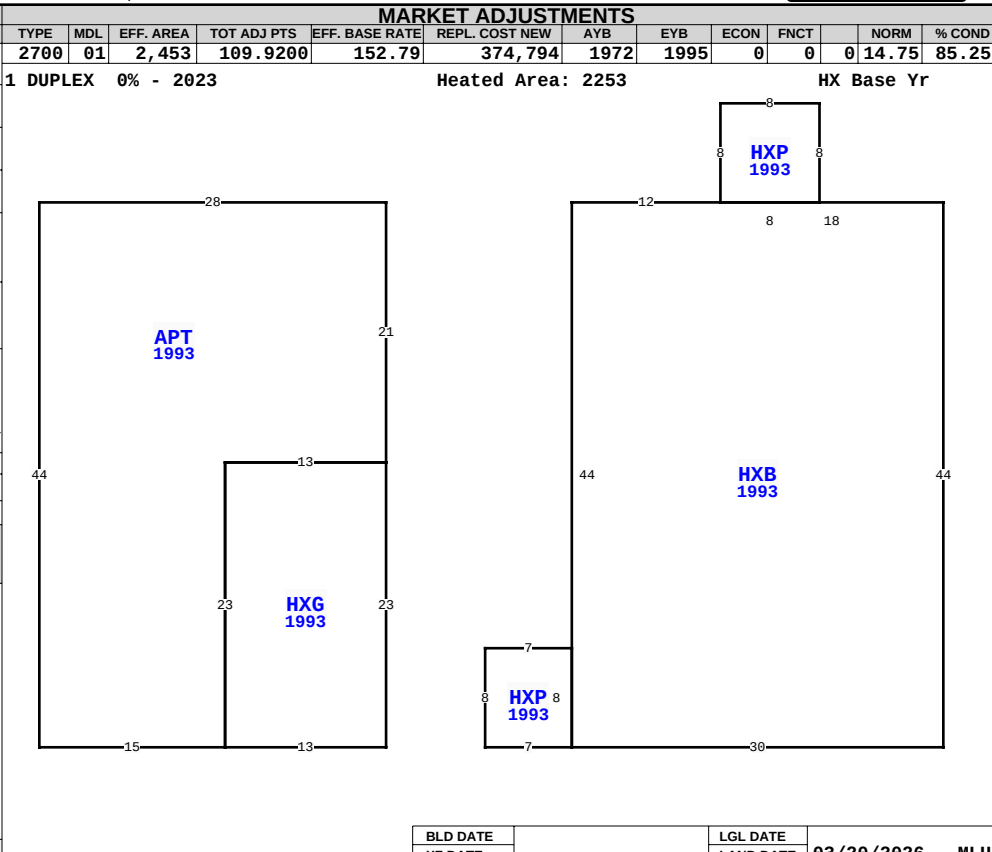
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	933	100	1993	933	121,526
HXB	1,320	100	1993	1,320	171,935
HXG	299	55	1993	164	21,362
HXP	56	30	1993	17	2,214
HXP	64	30	1993	19	2,475
TOTALS	2,672			2,453	319,512

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	
3	1241	WD DECK G	0	0	0	0	354.00	UT	20.13	20.13	
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF	



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	
3	1241	WD DECK G	0	0	0	0	354.00	UT	20.13	20.13	
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	

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3	1241	WD DECK G	0	0	0	0	354.00	UT	20.13	20.13	
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	319,512										
TOTAL MARKET OB/XF VALUE	3,098										
TOTAL LAND VALUE - MARKET	325,000										
TOTAL MARKET VALUE	647,610										
SOH/AGL Deduction	12,492										
ASSESSED VALUE	635,118										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	635,118										
TOTAL JUST VALUE	647,610										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	577,380										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1481	REMOVE/ REPLACE E	35,000	10/21/2025
20072007	REPLACE STAIRS	1,000	10/24/2007
20040635	REMODEL	1,000	03/31/2004
20040622	REMODEL	2,000	03/30/2004
20040577	REMODEL	5,000	03/24/2004
20012370	REPAIR/RRF	3,000	10/26/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/0932	9/15/2022	QC	U	I	11	100	
GRANTOR:BOHANNON JOHN R & CHR							
GRANTEE:TITAN REALTY HOLDIN							
2511/1280	11/05/2021	WD	Q	I	01	832,900	
GRANTOR:AZAR KRISTINE R & DAN							
GRANTEE:BOHANNON JOHN R & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W28 S44 E15 HXG=[YR=1993] E13 N23 W13 S23 \$ N23 E13 N21 \$ PTR= E15 HXB=[YR=1993] E12 HXP=[YR=1993] N8 E8 S8 W8 \$ E18 S44 W30 HXP=[YR=1993] W7 N8 E7 S8 \$ N44 \$ W15 \$.											