

**BIVINS NANCY F L/E/
3805 HEDGECLIFF COURT
ALPHARETTA, GA 30022**

02-6N-29-V003-1653-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	6 100		8300300		2,200		1 CONDO		0% - 0		1984		1984		100		100		0		NORM		% COND		VALUATION BY		STANDARD	
Floor		POOL	P00L 100																								Tax Group: 5		Tax Dist:	
Recreation		TENNIS CT	TENNIS CT 100																								BUILDING MARKET VALUE		1,209,000	
Location		INTERIOR	INTERIOR 100																								TOTAL MARKET OB/XF VALUE		0	
View		OCEAN	OCEAN 100																								TOTAL LAND VALUE - MARKET		0	
Desirability		6TH FLOOR	6TH FLOOR 100																								TOTAL MARKET VALUE		1,209,000	
Balcony FOP/PATIO			FOP/PATIO 100																								SOH/AGL Deduction		0	
Parking		OPEN	OPEN 100																								ASSESSED VALUE		1,209,000	
Bedrooms			3 100																								TOTAL EXEMPTION VALUE		0	
Bathrooms			3.5 100																								BASE TAXABLE VALUE		1,209,000	
Oth Rooms			2 100																								TOTAL JUST VALUE		1,209,000	
User Defined		REMODEL	REMODEL 100																								NCON VALUE		0	
																											INCOME VALUE			
																											PREVIOUS YEAR MKT VALUE		1,374,000	