

WALLACE JAMES E & VIRGINIA L
3412 FLINTLOCK DR
COLUMBUS, GA 31907-3080

07-2N-27-0000-0002-0040



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	30	VINYL 100								0820	02	1,344	124.0000	105.40	141,658	1985	1985	0	0	0	70.00	30.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 M/H 93- 0% - 0										Heated Area: 1344 HX Base Yr																			
Roof Cover	12	MODULAR MT 100								24562456 BAS 1993										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										42,497									
Interior Floo	14	CARPET 100																		TOTAL MARKET OB/XF VALUE										0									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										90,000									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										132,497									
Bedrooms		3 100																		SOH/AGL Deduction										52,626									
Bathrooms		2 100																		ASSESSED VALUE										79,871									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100																		BASE TAXABLE VALUE										79,871									
Units		0 100																		TOTAL JUST VALUE										132,497									
BUD8 Adjustme	04	DIST 01 100								NCON VALUE										0																			
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										124,998																			