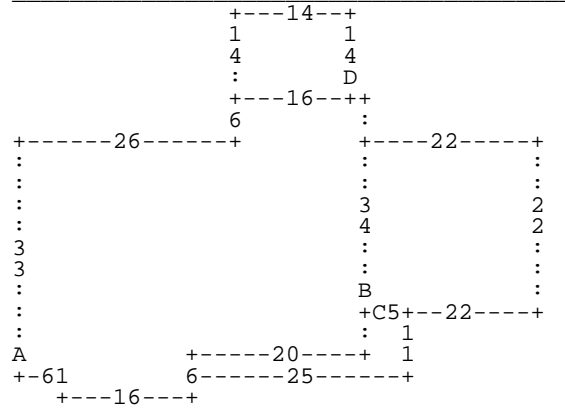


+OWNERSHIP 1019249 2024 1/04/2024
 LANIER & ASSOCIATES LLC
 229 AMY OVERLOOK
 ATLANTA GA 30349
 DEED: 1987 439

PROPERTY DESCRIPTION
 3232 CAROLINE NICOLE DR
 3232 CAROLINE NICOLE DR
 3232 CAROLINE NICOLE DR

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 358600955166
 RECORD NUMBER: 28116
 ROUTE 119000
 LISTER: LNBIRASW 5052023
 REVIEW:



TOPO STREET UTILITY ZONING .390 ACRES NBHD 0075

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	2G LOT	1.00LT	18000		1.00	1.00	18000

LAND VALUE: 18000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	17CFRM-BLDG	1*	15.00			1	1.00	.01	500

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	1.00LFUF
					CS

RES - IMP B-10 AYB 1992 EYB
 DIMENSIONS: A-DU33DR26DU6DR16DD34DL20DD6DL16DU1DL6 B-MR6MD1MR16MU6MR20MU6DU22DR22DD22DL22 C-MU11MR42DR5DD11
 DL25DU5DR20DU6 D-MU11MR42MU28ML2DU14DL14DD14DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%	-CND%	FMV
A	01 SINGLE F	1398	1.00	79.84	.8595		68.622	1398	1.00	95933					
	0110 HEATPUMP			2.00			2.000	1398		2796					
	0102 VINYL							1398							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	75 GAR FINF	484	1.00	29.97	.7735		23.181	484	1.00	11219					
C	81 PORCH	155	1.00	31.91	.6921		22.084	155	1.00	3423					
D	84 WOOD DEC	196	1.00	23.27	.4957		11.534	196	1.00	2260					
			HSF:	1398.00			%COMP: 100			RPCN: 124631	1.12	140209	- .25-	=	105157
							STRUCTURE VALUE:			100.29	OGRCN/HSF		75.21	FMV/HSF	105157

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18000	18000	100%	WD		46153LV/AC
OTHERFEAT	500	500	100%	01202022		
STRUCTURE	105157	105157	100%	1943-723		TV/HSF
TOTAL	123657	123657	100%	160000	0077%	SP/HSF

APPRAISED-VALUE: 123657