

+OWNERSHIP 27262 2024 1/04/2024  
MELTON BENNY DWIGHT  
MELTON PENELOPE  
308 S DANDY ST  
SAINT MARYS GA 31558-8847  
DEED: 1145 186

PROPERTY DESCRIPTION  
CHRISTINA LN LOT 60  
1001 FOUNTAIN PARK DR

TAX SUBDIVISIONS  
NEUSE  
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO  
450302856664 1  
RECORD NUMBER: 31013  
ROUTE 2292000  
LISTER: LNLGLISH 5012023  
REVIEW:

1001 FOUNTAIN PARK DR

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD			
	PRIVATE UNPAVED			.990	0038			
NOTES:								
#	LAND CLASS	SIZE	RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE			
1	14HBS-DIRT	.99AC	12750	1.01 1.00 1.00	12877 12748			
LAND VALUE:					12748			
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=	OFB-VALU
OTHER VALUE:								
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR -	MOBILE HOME		
CONC-BLK	VINYL	FWA/CAC	COMP SHNG	1.00 STHT				
PIERS				'WALL				
				4 BDRM	1.00	LFUF		

RES - IMP C AYB 1996 EYB

DIMENSIONS: A-DU56DR23DD56DL23 B-MU18DL8DU12DR8DD12 C-MU18MD18MR23MU40DU6DR5DD6DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1288	1.00	43.51	.8767		38.145	1288	1.00	49130				
	0812 FWA/CAC			2.00			2.000	1288		2576				
	0802 VINYL							1288						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	84 WOOD DEC	96	1.00	23.27	.6119		14.238	96	1.00	1366				
C	84 WOOD DEC	30	1.00	23.27	.8281		19.269	30	1.00	578				
			HSF:	1288.00			%COMP: 100	RPCN:		57150	1.00	57150 - .52-	=	27432
								STRUCTURE VALUE:		44.37	OGRCN/HSF	21.29	FMV/HSF	27432

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	12748	12748	100%	UNK		12876LV/AC	40180
OTHERFEAT			%	04291999			
STRUCTURE	27432	27432	100%	1145 -0186		TV/HSF	
TOTAL	40180	40180	100%	6000	0669%	SP/HSF	
APPRaised-VALUE:							40180