

Parcel: 7504393105

Tax Year: 2027

Reval Year: 2023

Appraised By: 02 on 04/16/2026  
Information Source:E - ESTIMATE

## Tax Districts

GENERAL COUNTY TAX, CULLASAJA FIRE DISTRICT TAX

| Parcel Information |                          | Property Description          |          |              |        | Sales Information |             |            |             |
|--------------------|--------------------------|-------------------------------|----------|--------------|--------|-------------------|-------------|------------|-------------|
| Address:           | 84 EDEN DR               | LOT 27 PEACEFUL MEADOWS SUBDV |          |              |        | Date              | Sales Price | Valid      | Book / Page |
| Neighborhood:      | 03035 - PEACEFUL MEADOWS | 0.2300 AC                     |          |              |        | 10/6/2023         | 735000      | N          | T-42/1750   |
| Road Type:         | R - PVD PRIVATE          | PERMIT INFORMATION            |          |              |        |                   |             |            |             |
| Township:          | 03 - ELLIJAY             | Code                          | Date     | Permit #     | Amount |                   |             |            |             |
| Utilities:         | S-1, W-1                 | BR                            | 9/2/2025 | BR-25-001843 | 0      |                   |             |            |             |
| View:              | SR - SHORT RANGE         |                               |          |              |        | Plat Book:        | 5           | Plat Card: | 13627       |

| NOTES                   | VALUE SUMMARY                                                                                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LISTED FOR 259,800 6/25 | <div>LAND: 90,000</div> <div>BUILDING: 57,590</div> <div>OBXF: 0</div> <div>TOTAL APPRAISED: 147,590</div> <div>DEFERRED VALUE: 0</div> <div>NET TAXABLE: 147,590</div> |

## LAND DATA - MARKET VALUE

|              | MTH | CODE | DESCRIPTION | ZONING | TOPO 1 | TOPO 2 | PRICE PER UNIT | UNITS | ADJ 1             | ADJ 2 | ADJ 3 | UTILITIES | VALUE  | NOTES |
|--------------|-----|------|-------------|--------|--------|--------|----------------|-------|-------------------|-------|-------|-----------|--------|-------|
| 1            | L   | 0150 | RES VIEW    |        |        |        | 90,000         | 1.000 |                   |       |       | 0         | 90,000 |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
| Total Acres: |     |      |             |        |        |        |                | 1.000 | Total Land Value: |       |       | 90,000    |        |       |

## OUTBUILDING DATA

[illegible]

| BUILDING DESCRIPTION                   |                    | BUILDING SKETCH |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------|--------------------|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION METHOD:                      | R - RESIDENTIAL    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| USE CODE:                              | TH - TINY HOME     |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STYLE:                                 | TH - TINY HOME     |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOUNDATION:                            | P - PIER           |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTERIOR WALL 1:                       | F - FRAME          |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTERIOR WALL 2:                       |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ROOF STRUCTURE:                        | G - GABLE          |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ROOF COVER:                            | M - METAL          |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BEDROOMS:                              | 1                  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FULL BATHS:                            | 1                  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| HALF BATHS:                            |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ADDITIONAL FIXTURES:                   |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FIREPLACE TYPE/CNT/OPN/CH:             |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ELEVATOR TYPE/COUNT/STOPS:             |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PHYS OVERRIDE:                         |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ECONOMIC DEPRECIATION:                 |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUNCTIONAL DEPRECIATION:               |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SPECIAL CONDITION CODE:                | UNDER CONSTRUCTION |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SPECIAL CONDITION VALUE:               | 0.50000            |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DESCRIPTION:                           | TINY HOME          |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REMARKS:                               |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| HEATED SQUARE FEET:                    | 406                |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING COMPUTATION                   |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REPLACEMENT COST NEW                   | 115,360            |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PHYSICAL DEPRECIATION                  | 0%                 |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUNCTIONAL DEPRECIATION                |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ECONOMIC DEPRECIATION                  |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| % COMPLETE                             |                    |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REPLACEMENT COST NEW LESS DEPRECIATION | 57,590             |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING SECTION DETAIL |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|-------------------------|------|-----|-----------|-------|------|------------|-------|------|------|------|------|----|----|-------|--|
| TYPE                    | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB  | EYB  | COND | P%   | E% | F% | VALUE |  |
| MA                      | 406  | 1.0 | M         |       | 100% |            | C     | 2025 | 2025 | A    | 100% |    |    | 51990 |  |
| OP                      | 140  | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 5200  |  |
| WD                      | 25   | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 400   |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |       |  |