

BLOCK 43 LOTS 1,2,7 & 8
IN OR 1579/1871
FPU ESMT IN OR 1057/1478

CITIZENS STATE BANK/
PO BOX 1355
KINGSLAND, GA 31548-1355

2023

00-00-31-1800-0043-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	13	100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1002.00
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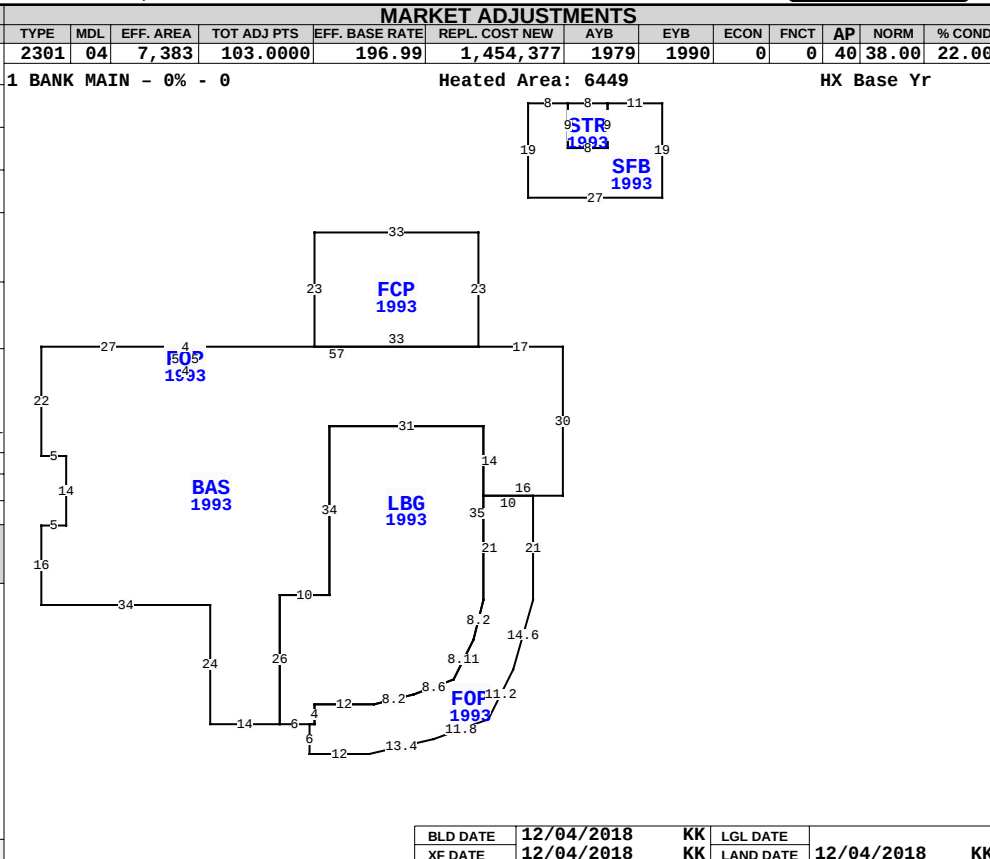
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,218	100	4,218	182,799
FCP	759	30	228	9,881
FOP	20	30	6	260
FOP	742	30	223	9,664
LBG	1,878	125	2,348	101,757
SFB	441	80	353	15,298
STR	72	10	7	303

TOTALS	8,130		7,383	319,963
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	17,730.00	SF	2.00	2.00	
2	2012	RVLT DR 8"	0	0	0	0	1.00	UT	25,500.00	25,500.00	
3	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	
4	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	
6	0400	CONC CURB	0	0	0	0	91.00	LF	15.00	15.00	
7	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	
8	0811	CONCRETE B	0	0	0	0	639.00	SF	5.20	5.20	
9	0819	CONC 12"	0	0	25	4	120.00	SF	9.50	9.50	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
11	0646	LWN SPRK H	0	0	0	0	60.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0003	C-3	200.00	200.00	40,000.00	SF	

REVIEW DATE 12/04/2018 BY KK



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0003	C-3	200.00	200.00	40,000.00	SF	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0003	C-3	200.00	200.00	40,000.00	SF	

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	319,963										
TOTAL MARKET OB/XF VALUE	72,770										
TOTAL LAND VALUE - MARKET	2,600,000										
TOTAL MARKET VALUE	2,992,733										
SOH/AGL Deduction	1,386,580										
ASSESSED VALUE	1,606,153										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	1,606,153										
TOTAL JUST VALUE	2,992,733										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	2,969,317										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141110	H/AC	20,775	05/28/2014
20101316	OTHER	800	08/09/2010
20081387	REPAIR/RRF	32,200	09/08/2008
20034054	SIGN	750	10/24/2003
20033796	REMODEL	10,000	09/09/2003
20033797	REMODEL	150,000	09/09/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1579/1871	8/04/2008	WD	Q	I		1,700,000	
GRANTOR: ATLANTIC COAST BANK							
GRANTEE: CITIZENS STATE BANK							
1097/1520	12/02/2002	WD	Q	I		930,000	
GRANTOR: ODOM ROBERT J & WINET							
GRANTEE: ATLANTIC COAST FEDE							

BUILDING NOTES											
BAS=[YR=1993] W17 FCP=[YR=1993] N23 W33 S23 E33\$ W57											
FOP=[YR=1993] W4 S5 E4 N5\$ S5 W4 N5 W27 S22 E5 S14 W5 S16 E34											
S24 E14LBG=[YR=1993] E6 FOP=[YR=1993] S6 E12 U3 R13 U4 R11											
U10 R5 U14 R4 N21W10S21 L2 D8 L4 D8 L8 D3 L8 D2											
W12S4W1\$E1N4 E12 U2 R8 U3 R8 U8 R4 U8 R2 N35											
W31S34W10S26\$N26E10N34E31S14 E16N30\$ PTR=E20N30 SFB=[YR=1993]											
N19 W11STR=[YR=1993] W8S9E8N9\$S9W8N9W8 S19 E27\$ S30W20\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FCP=[YR=1993] N23 W33 S23 E33\$ W57											
FOP=[YR=1993] W4 S5 E4 N5\$ S5 W4 N5 W27 S22 E5 S14 W5 S16 E34											
S24 E14LBG=[YR=1993] E6 FOP=[YR=1993] S6 E12 U3 R13 U4 R11											
U10 R5 U14 R4 N21W10S21 L2 D8 L4 D8 L8 D3 L8 D2											
W12S4W1\$E1N4 E12 U2 R8 U3 R8 U8 R4 U8 R2 N35											
W31S34W10S26\$N26E10N34E31S14 E16N30\$ PTR=E20N30 SFB=[YR=1993]											
N19 W11STR=[YR=1993] W8S9E8N9\$S9W8N9W8 S19 E27\$ S30W20\$.											

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REVIEW DATE	12/04/2018	BY	KK	Total Acres: 0.00	Total Land Value: 2,600,000	Market: 0	Agricultural: 0	Common: 2,600,000	PRINTED 08/02/2023 BY SYS
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