

PT OF NE1/4 &
PT OR NE1/4 OF SE1/4
PARS 1-9 1-11 6 7 8 9-1 10 12

PTRO INC/
174 GREENVILLE ROAD
KINGSLAND, GA 31548

2023

02-3N-26-0000-0001-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	25	MOD METAL 100								1101	04	2,574	99.7880	146.19	376,293	1990	1990	0	0	0	38.00	62.00								
Roof Structur	10	STEEL FRME 100								1 RETAILSTOR - 0% - 0										Heated Area: 2376										
Roof Cover	12	MODULAR MT 100																		HX Base Yr										
Interior Wall	04	PLYWOOD 60																												
Interior Wall	05	DRYWALL 40																												
Interior Floo	07	CORK/VTILE 50																												
Interior Floo	14	CARPET 50																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures		20 100																												
Frame	05	STEEL 100																												
Story Height		10 100																												
RMS		5 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	2800	PARKING/MH LOT																												
MAP NUM		MKT AREA																		04										
NEIGHBORHOOD/LOC	4001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	272	100	272	24,654																										
BAS	360	100	360	32,629																										
BAS	856	100	856	77,586																										
BAS	288	100	288	26,104																										
BAS	600	100	600	54,383																										
CAN	660	30	198	17,947																										
TOTALS	3,036		2,574	233,302																										
EXTRA FEATURES					77219 HANCE PARK WAY, YULEE																									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	2810	MH SPACE	0	0	0	0	73.00	SF	1,800.00	1,800.00	100	1990	1990	3	100	131,400														
2	0812	CONCRETE C	0	0	0	0	41,312.00	SF	4.00	4.00	100	1990	1990	3	62	102,454														
3	0971	ST LGHT OV	0	0	0	0	32.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	14,430														
4	0351	CARPORT MT	0	0	60	16	960.00	SF	10.00	10.00	100	2001	2001	3	20	1,920														
5	0911	SCRN RM A	0	0	35	12	420.00	SF	17.50	17.50	100	2001	2001	3	20	1,470														
6	0861	POOL GUNIT	0	0	36	16	576.00	SF	85.00	85.00	100	1991	1991	3	20	9,792														
7	0845	KOOL DECK	0	0	0	0	624.00	SF	7.25	7.25	100	1991	1991	3	64	2,895														
8	0422	CL FNC 4'	0	0	164	0	164.00	LF	17.25	17.25	100	2007	2007	3	74	2,093														
9	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	1994	1994	3	36	248														
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1990	1990	3	20	80														
LAND DESCRIPTION					TOTAL OB/XF 266,782																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	002820	C	RV PARK	0		CHT	0.00	0.00	8.61	AC		1.00	1.00	1.00	25,000.00	25,000.00	215,250													
REVIEW DATE 02/09/2018 BY KK Total Acres: 8.61 Total Land Value: 215,250 Market: 0 Agricultural: 0 Common: 215,250 PRINTED 08/02/2023 BY SYS																														

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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON		FNCT			NORM		% COND		VALUATION SUMMARY																			
																															VALUATION BY										STANDARD									
																															Tax Group: 4										Tax Dist:									
																															BUILDING MARKET VALUE										233,302									
																															TOTAL MARKET OB/XF VALUE										279,377									
																															TOTAL LAND VALUE - MARKET										215,250									
																															TOTAL MARKET VALUE										727,929									
																															SOH/AGL Deduction										98,835									
																															ASSESSED VALUE										629,094									
																															TOTAL EXEMPTION VALUE										0									
																															BASE TAXABLE VALUE										629,094									
																															TOTAL JUST VALUE										727,929									
																															NCON VALUE										0									
																															INCOME VALUE																			
																															PREVIOUS YEAR MKT VALUE										572,004									
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REVIEW DATE	02/09/2018	BY	KK	Total Acres:	8.61	Total Land Value:	215,250	Market:	0	Agricultural:	0	Common:	215,250	PRINTED 08/02/2023 BY SYS
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