

IN OR 1449/243
PARCELS 4 & 4-4
R107914 & R107915

BURCH EVERETT M & NANCY R
30 CROOKED RIVER DRIVE
WOODBINE, GA 31569-4259

2023

02-3N-26-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,559
DKC	280	15	42	955
STP	20	10	2	46
UOP	70	25	18	409
UOP	84	25	21	478
TOTALS	1,798		1,427	32,446

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPOT WD	0	0	20	12	240.00	SF	13.00	13.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
5	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00
6	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00
8	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
10	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00
11	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	9.98	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,427	116.6000	75.79	108,152	1980	1980	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 1344 HX Base Yr												
BLD DATE 12/18/2012 KK LGL DATE 05/18/2023 MLU												
XF DATE INC DATE												
AG DATE												

TOTAL OB/XF 9,116												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPOT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1983
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980
5	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	1995
6	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00	100	2004
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2000
8	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985
10	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2012
11	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2012

TOTAL OB/XF 9,116												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	9.98	AC		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		32,446	
TOTAL MARKET OB/XF VALUE		9,116	
TOTAL LAND VALUE - MARKET		159,680	
TOTAL MARKET VALUE		201,242	
SOH/AGL Deduction		55,143	
ASSESSED VALUE		146,099	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,099	
TOTAL JUST VALUE		201,242	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125410	CO ISSUED	0	10/04/2012
P15880	MOBILE HOME	0	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/0243	10/03/2006	WD	Q	I		220,000
GRANTOR: SMITH BELINDA						
GRANTEE: BURCH EVERETT M & N						
1363/1235	11/01/2005	QC	U	I	07	100
GRANTOR: MITCHELL ELULAR						
GRANTEE: MITCHELL ELULAR & B						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W14 UOP=[YR=1993] N7 W12 UOP=[YR=1993] W10 S7 E10 N7\$ S7 E12 \$ W42 S24 E18 DCK=[YR=2006] S10 E12 STP=[YR=2012] S5 E4 N5 W4\$ E16 N10 W28\$ E38 N24\$.												