BLOCK 48 LOTS 3 4 S OF
KINGS FERRY ROAD
IN OR 2472/1000

PRIEST JACKSON B
PO BOX 3628
LILBURN, GA 30048

2023

08-3N-24-2380-0048-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,324
TOTAL MARKET VALUE	28,324
SOH/AGL Deduction	0
ASSESSED VALUE	28,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,324
TOTAL JUST VALUE	28,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1000	6/11/2021	WD	U	V	37	11,500
GRANTOR: DUCE JOSEPH A						
GRANTEE: PRIEST JACKSON B						
0980/1979	4/11/2001	QC	U	V	06	500
GRANTOR: LEWIS DANIEL J						
GRANTEE: DUCE JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		C-1	440.00	70.00	22,659.00	SF		1.00	1.00	1.00	1.25	1.25	28,324							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 28,324 Market: 0 Agricultural: 0 Common: 28,324 PRINTED 08/02/2023 BY SYS