PARCEL 2 IN SEC 11 & 12
IN OR 2417/503
EX R/W OR 679/606

PIRGOZLIEV ROMAN DIMITROV
1034 TRADERS HILL ROAD
FOLKSTON, GA 31537

2023

11-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,118
TOTAL MARKET VALUE	109,118
SOH/AGL Deduction	17,268
ASSESSED VALUE	91,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,850
TOTAL JUST VALUE	109,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6394	DEMOLITION	0	04/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2417/0503	12/15/2020	WD	Q	V	01	95,000
GRANTOR: LANE CHARLES RAY JR						
GRANTEE: PIRGOZLIEV ROMAN DI						
2042/0116	4/25/2016	WD	Q	V	01	27,500
GRANTOR: CALLAHAN HOLDINGS PRO						
GRANTEE: LANE CHARLES RAY JR						

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	0004	CG	0.00	0.00	145,490.00	SF		1.00	1.00	1.00	0.75	0.75	109,118							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 109,118 Market: 0 Agricultural: 0 Common: 109,118 PRINTED 08/02/2023 BY SYS