

NE1/4 EX PARCEL 2
IN OR 1688/686

LINDSAY LORIE A L/E &/
3521 SPANISH CREEK RD
FOLKSTON, GA 31537-8555

2023

15-4N-23-0000-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		25	MOD METAL 100		0820	02	792	91.8000	59.67	47,259	1975	1975	0	0	0	70.00	30.00	VALUATION BY					STANDARD																
Roof Structur		02	SHED 100		3 M/H 93- - 0% - 0										Heated Area: 792					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover		01	MINIMUM 100		66 12 66 12 BAS 2010										55,557					21,450																			
Interior Wall		04	PLYWOOD 100												459,500					199,095																			
Interior Floo		14	CARPET 70												82,454					116,641																			
Interior Floo		08	SHT VINYL 30												0					116,641																			
Air Condition		03	CENTRAL 100												536,507					0																			
Heating Type		04	AIR DUCTED 100												0					60,550																			
Bedrooms			1 100																																				
Bathrooms			1 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		0	0 100																																				
Units			0 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA							09																													
NEIGHBORHOOD/LOC			9001.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	792	100	792	14,178																																			
TOTALS		792	792	14,178																																			
EXTRA FEATURES					18325 JOE HADDOCK RD, HILLIARD																																		
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																							
5	0681	POLE SHED	0	0	110	57	6,270.00	SF	15.00	15.00	100	1991	1991	3	20	18,810																							
7	0681	POLE SHED	0	0	36	10	360.00	SF	15.00	15.00	100	1996	1996	3	25	1,350																							
8	0752	USP	0	100	8	8	64.00	SF	15.00	15.00	100	1996	1996	3	25	240																							
9	0752	USP	0	100	28	10	280.00	SF	15.00	15.00	100	1996	1996	3	25	1,050																							
LAND DESCRIPTION					TOTAL OB/XF 21,450																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																						
2	005500	A	TIMBER 2 SI	0			0.00	0.00	17.94	AC		1.00	1.00	1.00	550.00	550.00	9,867																						
3	005600	A	TIMBER 3 SI	0			0.00	0.00	53.00	AC		1.00	1.00	1.00	410.00	410.00	21,730																						
4	005902	A	HARDWOOD SI	0			0.00	0.00	60.62	AC		1.00	1.00	1.00	175.00	175.00	10,608																						
5	005400	A	TIMBER 1 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	720.00	720.00	2,160																						
6	005700	A	TIMBER 4 SI	0			0.00	0.00	20.44	AC		1.00	1.00	1.00	280.00	280.00	5,723																						
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 159.00		Total Land Value: 122,088		Market: 387,500		Agricultural: 50,088		Common: 72,000		PRINTED 08/02/2023 BY SYS																					

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