LOT 55
DEEP CREEK PLANTATION PB 7/239

BAILEY FOY & ANGELA/
611 WINDING CREEK WAY
WALLAND, TN 37886

2023

23-1N-23-034D-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

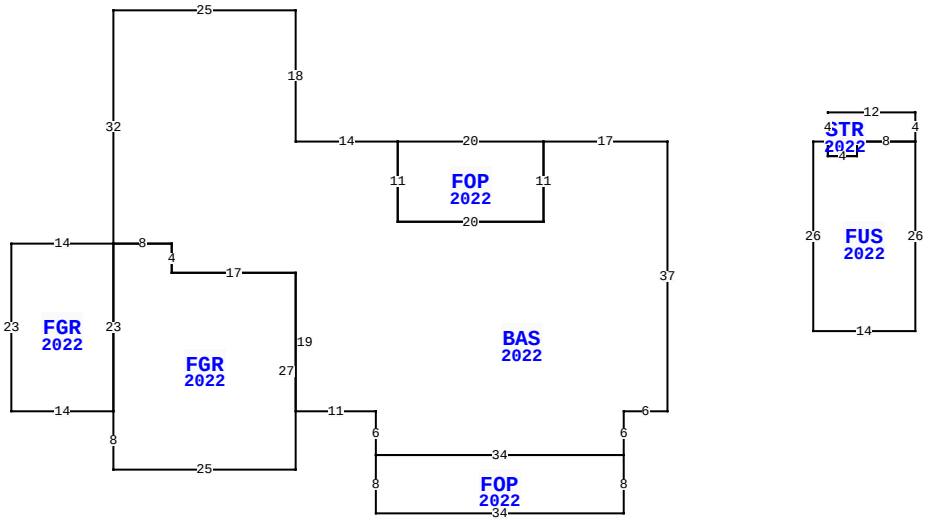
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100	2,739	337,061
FGR	322	55	177	21,782
FGR	707	55	389	47,870
FOP	220	30	66	8,122
FOP	272	30	82	10,091
FUS	356	100	356	43,809
STR	56	10	6	738
TOTALS	4,672		3,815	469,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,815	103.6260	123.06	469,474	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 3095 HX Base Yr



14103 DUNROVEN DR, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	469,474
TOTAL MARKET OB/XF VALUE	21,228
TOTAL LAND VALUE - MARKET	64,840
TOTAL MARKET VALUE	555,542
SOH/AGL Deduction	12,885
ASSESSED VALUE	542,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,657
TOTAL JUST VALUE	555,542
NCON VALUE	490,702
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016039	SWIM POOL	72,743	10/25/2022
22006127	CO ISSUED	0	04/20/2022
21008159	NEW CONSTR	470,455	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/0731	4/27/2021	SW	Q	V	01	55,000
GRANTOR: FREEHOLD LLC						
GRANTEE: BAILEY FOY & ANGELA						
2405/1417	10/27/2020	WD	U	V	37	17,300
GRANTOR: FL DEEP CREEK PLANTAT						
GRANTEE: FREEHOLD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W20 S11 E20 N11$ S11 W20 N11 W14 N18 W25 S32 FGR=[YR=2022] W14 S23 E14 FGR=[YR=2022] S8 E25 N27 W17 N4 W8 S23$ N23$ E8 S4 E17 S19 E11 S6 FOP=[YR=2022] S8 E34 N8 W34$ E34 N6 E6 N37$ PTR=E20 FUS=[YR=2022] E2 STR=[YR=2022] N4 E12 S4 W8 S2 W4 N2$ S2 E4 N2 E8 S26 W14 N26$ W20$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
2	0812	CONCRETE C	0	0	0	0	4,432.00	SF	4.00	4.00	100	2022	2022	3	100	17,728	

LAND DESCRIPTION

TOTAL OB/XF 21,228

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	3.28	AC		1.00	1.00	1.00	16,000.00	16,000.00	52,480							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,360							

REVIEW DATE 05/17/2022 BY TW Total Acres: 4.31 Total Land Value: 64,840 Market: 0 Agricultural: 0 Common: 64,840 PRINTED 08/02/2023 BY SYS