PT SEC 23-4N-23E
IN OR 2582/1814 EXHIBIT A ONLY
ESMT EXHIBIT E

BLACK ANGELA M
12630 STATE HWY 110
WOODBINE, GA 31569

2023

23-4N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

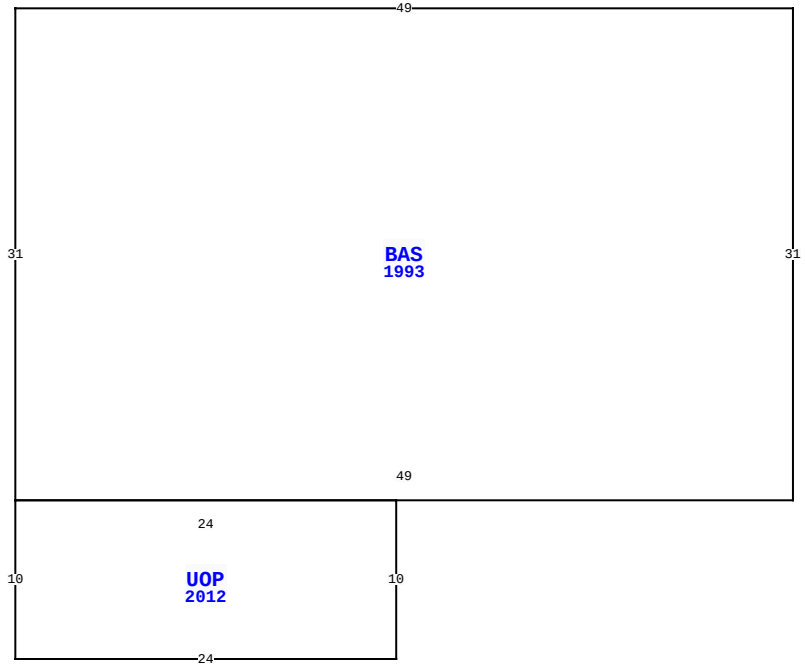
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	109,812
UOP	240	20	48	3,470
TOTALS	1,759		1,567	113,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	103.0200	92.98	145,700	1942	1962	0	0	0	22.25	77.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1519 HX Base Yr



281799 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,282
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	76,200
TOTAL MARKET VALUE	201,482
SOH/AGL Deduction	0
ASSESSED VALUE	201,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,482
TOTAL JUST VALUE	201,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00	NEW CONSTR	54,165	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1814	8/02/2022	FJ	U	V	11	0
GRANTOR: SOLOMON LINDER FAYE E						
GRANTEE: BLACK ANGELA M						
2582/1811	8/02/2022	FJ	U	I	11	0
GRANTOR: SOLOMON LINDER F EST						
GRANTEE: CARTER TONI & KIMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S31 UOP=[YR=2012] S10 E24 N10 W24$ E49 N31$.

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1977	1977	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1977	1977	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0005	OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	30,000.00	30,000.00	76,200							

REVIEW DATE 09/09/2022 BY WWA Total Acres: 2.54 Total Land Value: 76,200 Market: 0 Agricultural: 0 Common: 76,200 PRINTED 08/02/2023 BY SYS