

LOTS 15 16 & PT OF 17 18
W OF RD 121
IN OR 1950/1338

MCCALL HENRY N & BETTY L
220 FIRST ST
FOLKSTON, GA 31537

2023

23-4N-23-2020-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	12	CEDAR 100	0100	01	2,042	119.2611	107.63	219,780	1984	1989	0	0	0	16.50	83.50	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1815													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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			04	Quality Level 04																									
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	1,815	100	1,815	163,116																									
FSP	256	40	102	9,167																									
UOP	184	20	37	3,325																									
UOP	440	20	88	7,908																									
TOTALS			2,695	2,042	183,516																								
EXTRA FEATURES			241772 CR 121, 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												
1	0510	GARAGE WD-	0	0	22	18	396.00	SF	35.00	35.00	100	1984	1984	3	20	2,772													
2	0510	GARAGE WD-	0	0	24	15	360.00	SF	35.00	35.00	100	1984	1984	3	20	2,520													
3	0510	GARAGE WD-	0	0	52	44	2,288.00	SF	35.00	35.00	100	1984	1984	3	20	16,016													
4	0510	GARAGE WD-	0	0	42	12	504.00	SF	35.00	35.00	100	1984	1984	3	20	3,528													
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030													
6	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	2008	2008	3	40	2,995													
7	0812	CONCRETE C	0	0	0	0	1,284.00	SF	4.00	4.00	100	1984	1984	3	47	2,414													
TOTAL OB/XF			32,275																										
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	294,000												
REVIEW DATE 10/31/2019 BY TWA Total Acres: 21.00 Total Land Value: 294,000 Market: 0 Agricultural: 0 Common: 294,000 PRINTED 08/02/2023 BY SYS																													