PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 887/315 BEING EXHIBIT B

ROBERTS ANDREA YVETTE/PARRISH TERRY YVONNE ET AL
2758 HERITAGE MANOR WALK
DECATUR, GA 30034

2023

24-2N-28-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

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

OFF A1A, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
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	10,400
TOTAL MARKET VALUE	10,400
SOH/AGL Deduction	2,368
ASSESSED VALUE	8,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,032
TOTAL JUST VALUE	10,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2023/1095	12/28/2010	QC	U	I	11	100
GRANTOR: HOLZENDORF QUINN LOUI						
GRANTEE: ALDERMAN ANTHONY ET						
0887/0315	6/15/1999	WD	U	I	01	100
GRANTOR: PARRISH DOROTHY YVONN						
GRANTEE: ROBERTS ANDREA YVET						

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	000000	C	VAC RES	0		RM	50.00	110.00	0.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	10,400							

REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.13 Total Land Value: 10,400 Market: 0 Agricultural: 0 Common: 10,400 PRINTED 08/02/2023 BY SYS