PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 290/665 (EX UTIL ESMT
IN OR 1457/906 & PT IN DOT

**BURROUGHS FANNIE EST**
C/O VICTORIA JORDAN, 668 INDIAN TRAIL
FOLKSTON, GA 31537

**2023**

**24-2N-28-0000-0014-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

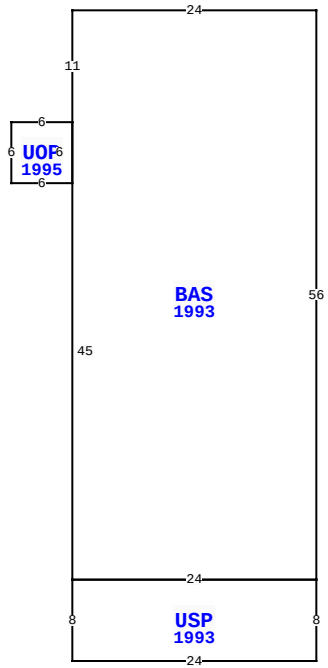
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4025.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 32,334 |
| UOP | 36 | 20 | 7 | 168 |
| USP | 192 | 30 | 58 | 1,396 |
| TOTALS | 1,572 | | 1,409 | 33,898 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,409 | 75.0880 | 67.77 | 95,488 | 1938 | 1938 | 0 | 0 | 15 | 49.50 | 35.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr




464135 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 33,898 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 80,039 |
| TOTAL MARKET VALUE | 113,937 |
| SOH/AGL Deduction | 233 |
| ASSESSED VALUE | 113,704 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,704 |
| TOTAL JUST VALUE | 113,937 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 108,604 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-01977 | REMODEL | 4,532 | 06/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0290/0665 | 5/04/1979 | WD | Q | I | | 6,800 |
| GRANTOR: PRUDENTIAL ENTERPROSE | | | | | | |
| GRANTEE: BURROUGHS ARLINGTON | | | | | | |
| 0290/0586 | 4/24/1979 | WD | Q | I | | 4,500 |
| GRANTOR: PRINCE GIDEON ALFRED | | | | | | |
| GRANTEE: PRUDENTIAL ENTERPRO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S11 UOP=[YR=1995] W6 S6 E6 N6$ S45
USP=[YR=1993] S8 E24 N8 W24$ E24 N56$.

## 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 | 000100 | C | SFR | 0 | | RM | 118.00 | 193.00 | 118.00 | FF | 2 | 1.14 | 1.00 | 0.97 | 700.00 | 678.30 | 80,039 | | | | | | | |

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.00 Total Land Value: 80,039 Market: 0 Agricultural: 0 Common: 80,039 PRINTED 08/02/2023 BY SYS