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

PARRISH TERRY YVONNE/PARRISH EVELYN VIRGINIA ET AL
2758 HERITAGE MANOR WALK
DECATUR, GA 30034

2023

24-2N-28-0000-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

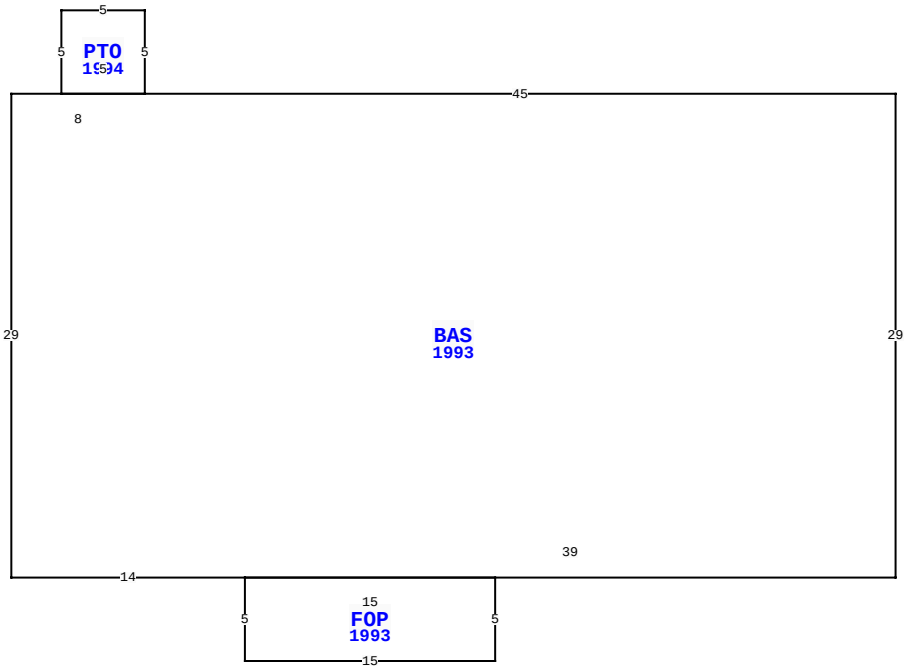
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	113,514
FOP	75	30	22	1,624
PTO	25	5	1	74
TOTALS	1,637		1,560	115,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	115.2600	104.02	162,271	1984	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 1537 HX Base Yr



96024 NORTH PRINCE DR, 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	115,212
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,764
TOTAL MARKET VALUE	221,976
SOH/AGL Deduction	8,863
ASSESSED VALUE	213,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,113
TOTAL JUST VALUE	221,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01895	REMODEL	1,333	05/01/1995
1175	N/A	34,200	01/01/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/0315	6/15/1999	WD	U	I	01	100
GRANTOR: PARRISH DOROTHY YVONN						
GRANTEE: ROBERTS ANDREA YVET						
0465/0185	8/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 PTO=[YR=1994] N5 W5 S5 E5$ W8 S29 E14
FOP=[YR=1993] S5 E15 N5 W15$ E39 N29$.

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	164.00	105.00	164.00	FF	2	0.93	1.00	0.93	700.00	651.00	106,764							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.00 Total Land Value: 106,764 Market: 0 Agricultural: 0 Common: 106,764 PRINTED 08/02/2023 BY SYS