PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 692/1452

EWING WILLIE MAE
1713 BRIDGEWOOD DR
CLARKSVILLE, TN 37040

2023

24-2N-28-0000-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

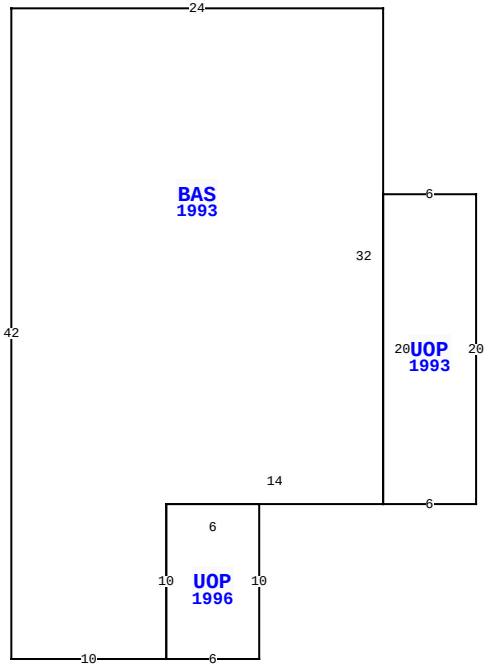
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	03	BELOW AVG. 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	868	100	868	17,523
UOP	120	20	24	484
UOP	60	20	12	242
TOTALS	1,048		904	18,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	904	55.9170	50.47	45,625	1951	1951	0	0	10	50.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 868 HX Base Yr



96359 MT ZION LOOP, 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	18,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,360
TOTAL MARKET VALUE	33,610
SOH/AGL Deduction	7,921
ASSESSED VALUE	25,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,689
TOTAL JUST VALUE	33,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 0438	REPAIR/RRF	5,790	03/04/1996
94-0658	CHNGE SRVC	250	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0692/1452	11/22/1993	WD	U	I	06	100
GRANTOR: WILLIAMS LAWRENCE						
GRANTEE: EWING WILLIE MAE						
0691/1213	11/03/1993	WD	Q	I		6,000
GRANTOR: MELTON CAROLISA A						
GRANTEE: WILLIAMS LAWRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S42 E10 UOP=[YR=1996] E6 N10 W6 S10$ N10 E14 UOP=[YR=1993] E6 N20 W6 S20$ N32$.

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	80.00	50.00	0.12	AC		1.00	1.00	1.60	80,000.00	128,000.00	15,360							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.12 Total Land Value: 15,360 Market: 0 Agricultural: 0 Common: 15,360 PRINTED 08/02/2023 BY SYS