PT OR 451/744 & PT OR 751/27
(EX R/W OR 666/491 &
EX PIGEON CREEK RIDGE PB 6/299

RODGERS WILLIAM MASON/RODGERS H BEN JR ET AL
402 OAK ST
FOLKSTON, GA 31537

2023

26-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

26001 RODGERS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/04/2021 MF
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	805,300
TOTAL MARKET VALUE	133,734
SOH/AGL Deduction	0
ASSESSED VALUE	133,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,734
TOTAL JUST VALUE	805,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023882	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0451/0744	4/02/1985	PR	U	V	01	100
GRANTOR: HAMILTON MARY RODGERS						
GRANTEE: RODGERS MAGGIE STOK						
0437/0578	11/01/1984	PR	U	V		100
GRANTOR:						
GRANTEE:						

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	005600	A	TIMBER 3 SI	0	0006	OR	0.00	0.00	211.12	AC		1.00	1.00	1.00	410.00	410.00	86,559							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	74.00	AC		1.00	1.00	1.00	550.00	550.00	40,700							
3	005902	A	HARDWOOD SI	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	175.00	175.00	6,475							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	322.12	AC		1.00	1.00	1.00	2,500.00	2,500.00	805,300							

REVIEW DATE 01/01/2018 BY MH Total Acres: 322.12 Total Land Value: 133,734 Market: 805,300 Agricultural: 133,734 Common: 0 PRINTED 08/02/2023 BY SYS