ALL OF SEC 28-3N-23E
(EX CR 121 R/W IN OR 641/1248
& UTIL ESMT IN OR 1556/1686)

TOLEDO MFG CO
PO BOX 488
FOLKSTON, GA 31537

2023

28-3N-23-0000-0001-0000

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

CR 121, HILLIARD

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	0
TOTAL MARKET OB/XF VALUE	11,460
TOTAL LAND VALUE - MARKET	1,585,000
TOTAL MARKET VALUE	240,000
SOH/AGL Deduction	5,723
ASSESSED VALUE	234,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,277
TOTAL JUST VALUE	1,596,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20236	ELEC OTHER	750	11/01/2007
B20758	AG BARN	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0940	SHEDS/PORT	0	0	0	0	236.00	SF	19.50	19.50	100	2002	2002	3	21	966	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2004	2004	3	24	936	
4	0940	SHEDS/PORT	0	0	24	12	288.00	SF	21.30	21.30	100	2001	2001	3	20	1,227	
5	0820	WOOD WALK	0	0	20	12	240.00	SF	11.75	11.75	100	2001	2001	3	40	1,128	
6	0820	WOOD WALK	0	0	0	0	256.00	SF	11.75	11.75	100	2008	2008	3	40	1,203	

LAND DESCRIPTION

TOTAL OB/XF 11,460

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	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	499.00	AC		1.00	1.00	1.00	410.00	410.00	204,590							
3	005902	A	HARDWOOD SI	0			0.00	0.00	134.00	AC		1.00	1.00	1.00	175.00	175.00	23,450							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	634.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,585,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 634.00 Total Land Value: 228,540 Market: 1,585,000 Agricultural: 228,540 Common: 0 PRINTED 08/02/2023 BY SYS