BLOCK 4 S1/2 OF LOT 9
PT OR 2506/1678
LAKESIDE PARK SUB PB 0/36

CLINE DANA
1120 ISABELLA STREET
WAYCROSS, GA 31503

2023

29-2N-25-3200-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03

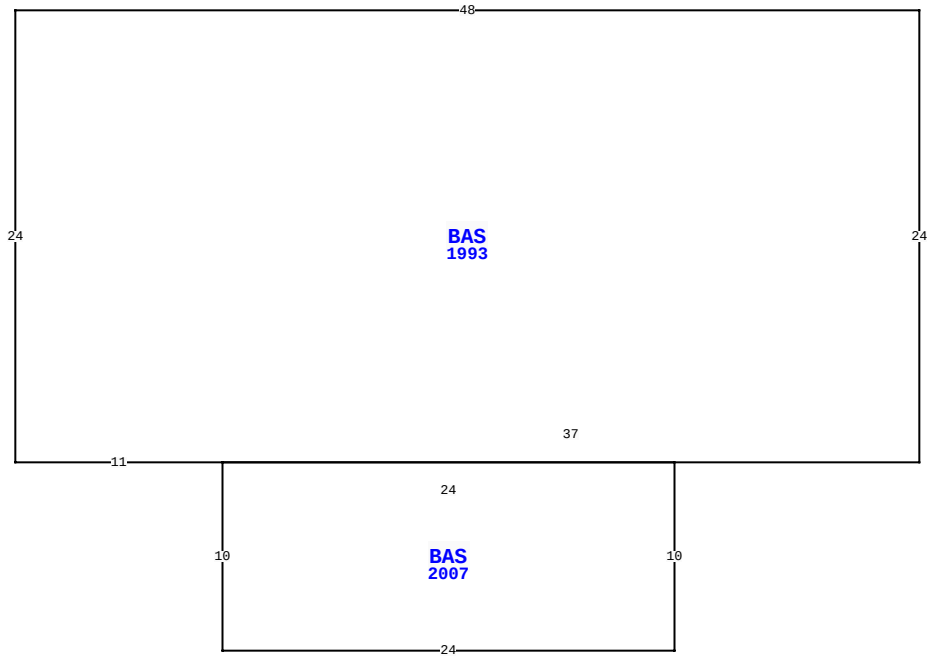
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	45,520
BAS	240	100	240	9,483
TOTALS	1,392		1,392	55,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	117.6000	82.32	114,589	1992	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1392 HX Base Yr



45042 WARRIOR DR, CALLAHAN

BLD DATE	06/27/2008 JW	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	55,003
TOTAL MARKET OB/XF VALUE	2,096
TOTAL LAND VALUE - MARKET	48,500
TOTAL MARKET VALUE	105,599
SOH/AGL Deduction	16,874
ASSESSED VALUE	88,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,725
TOTAL JUST VALUE	105,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4161	XFOB	0	11/01/2017
2288	MH MOVE-ON	200	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1678	10/18/2021	PR	U	I	19	100
GRANTOR: BUCKLAND KARA P/R OF						
GRANTEE: CLINE DANA						
1917/1335	5/07/2014	SW	U	I	12	26,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SMITH ROLAND D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E11 BAS=[YR=2007] S10 E24 N10 W24$ E37 N24$.

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	0811	CONCRETE B	0	0	0	0	600.00	SF	3.64	3.64	100	1970	1970	3	22	480	
2	0810	CONCRETE A	0	0	0	0	289.00	SF	6.50	6.50	100	2004	2004	3	86	1,616	

TOTAL OB/XF 2,096

LAND DESCRIPTION

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	000102	C	SFR/MH	0	0006		97.00	84.00	97.00	FF		1.00	1.00	1.00	500.00	500.00	48,500							

REVIEW DATE 03/03/2020 BY KB Total Acres: 0.00 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 08/02/2023 BY SYS