E 1/2 OF SE 1/4 (PAR 9 & 9-1)
IN OR 445 PG 604

ADAMS DONALD F & ELAINE A
213 GARLAND BRANCH RD
WATAUGA, TN 37694

2023

30-4N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

LOGGING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/26/2023 DC
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	400,000
TOTAL MARKET VALUE	44,000
SOH/AGL Deduction	0
ASSESSED VALUE	44,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,000
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0445/0604	2/01/1985	WD	U	V		30,000
GRANTOR:						
GRANTEE:						
0272/0311	8/01/1978	WD	Q	V		37,500
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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	550.00	550.00	44,000							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 07/26/2023 **BY** DC Total Acres: 80.00 Total Land Value: 44,000 Market: 400,000 Agricultural: 44,000 Common: 0 **PRINTED** 08/02/2023 BY SYS