

BITTING REBECCA LYNN
189 MCGREGOR CIRCLE
RICHMOND HILL, GA 31324

2023

31-2K-28-1001-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

3003

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall

12

MODULAR MT 100 N/A 100

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition Heating Type

0304

CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
WOOD FRAME 100

Stories Units

1.

1. 100
0 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,680

100

1,680

63,353

DCK

64

15

10

377

USP

160

50

80

3,017

TOTALS

1,904

1,770

66,748

EXTRA FEATURES

L N

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

0810

CONCRETE A

00

203

60.00SF

6.50

6.50

100

1989

1989

3

59.5

232

2

0810

CONCRETE A

00

1010

100.00SF

6.50

6.50

100

1991

1991

3

64

416

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

OR

0.00

0.00

1.01

AC

1.00

1.00

1.00

75,000.00

75,000.00

75,750

REVIEW DATE

04/09/2019

BY

KWA

Total Acres:

1.01

Total Land Value:

75,750

Market:

0

Agricultural:

0

Common:

75,750

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDCKBASUSP

0800

02

1,770

96.2000

67.34

119,192

1994

2004

0

0

0

44.00

56.00

2008

1999

1999

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

GRANTOR: SUTTON BYROM

GRANTEE: BITTING REBECCA LYN

2427/0128

1/21/2021

QC

U

I

11

100

GRANTOR: NAGLE KYLE C

GRANTEE: SUTTON BYROM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S18 DCK=[YR=2008] W8 S8 E8 N8\$ S10 E32 USP=[YR=1999] S10 E16 N10 W16\$ E28 N28\$.