

N1/2 OF NE1/4
IN OR 1327/1485
EX 1-2 & 1-3

LIBBY LIVING TRUST/LIBBY CLINTON WAYNE SR TRUSTEE
273 OAK RIDGE TRAIL
FAYETTEVILLE, GA 30214

2023

32-4N-25-0000-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0100	01	1,100	110.7700	99.97	109,967	1985	1985	0	0	20	16.50	63.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1056 HX Base Yr														
Roof Cover	01	MINIMUM 100	24 BAS 2010 24 44 UOP 2010 5 44 5																											
Interior Wall	04	PLYWOOD 100																												
Interior Floo	08	SHT VINYL 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	01	TYP WD 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			02	Quality Level 02																										
DOR CODE			5000IMPROVED AG																											
MAP NUM			MKT AREA											05																
NEIGHBORHOOD/LOC			5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,056	100	1,056	67,036																										
UOP	220	20	44	2,793																										
TOTALS			1,276	1,100	69,829																									
EXTRA FEATURES			49001 ELVIS WAY, HILLIARD																											
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	0350	CARPORT WD	0	0	28	19		532.00	SF13.00	100	1991	1991	3	20	1,383															
2	0810	CONCRETE A	0	0	0	0		332.00	SF6.50	100	1991	1991	3	64	1,381															
3	0350	CARPORT WD	0	0	14	14		196.00	SF13.00	100	1991	1991	3	20	510															
4	0810	CONCRETE A	0	0	7	7		49.00	SF6.50	100	2005	2005	3	87	277															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000													
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	410.00	410.00	5,740													
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	16.98	AC		1.00	1.00	1.00	550.00	550.00	9,339													
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225													
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.98	AC		1.00	1.00	1.00	8,000.00	8,000.00	303,840													
REVIEW DATE 05/12/2020 BY KBA Total Acres: 38.98 Total Land Value: 51,304 Market: 303,840 Agricultural: 16,304 Common: 35,000 PRINTED 08/02/2023 BY SYS																														