BLOCK 1 LOT 2
HOLLY POINT NORTH 2 PB 4/80

RENEVILLIA LOUIS
743 VANDIVIERE ROD
DAWSONVILLE, GA 30534

2023

36-2N-27-525P-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

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

85061 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,000
SOH/AGL Deduction	0
ASSESSED VALUE	97,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,000
TOTAL JUST VALUE	97,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07453	CHNGE SRVC	3,000	11/01/2000
7348	MH MOVE-ON	3,000	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2652/1166	6/23/2023	QC	U	I	11	25,000
GRANTOR: MCKENZIE ROBERT						
GRANTEE: RENEVILLIA LOUIS						
2595/1010	10/04/2022	WD	U	V	37	25,000
GRANTOR: PARRISH JEFFERY						
GRANTEE: MCKENZIE ROBERT						

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/26/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS