

PT OF LOT 4
(S-2 S-3 S-4 S-5 S-6 S-7 &S-8)
IN OR 2469/480

HARVEY FAMILY REVOCABLE TRUST/HARVEY MADISON Q TRU
2091 OGDEN LOOP
ODUM, GA 31555

2023

37-1N-24-2220-0004-0020



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	NORM	% COND	PAGE 1 of 1																							
																	VALUATION BY																							
																	Tax Group: 6												STANDARD											
																	BUILDING MARKET VALUE												0											
																	TOTAL MARKET OB/XF VALUE												0											
																	TOTAL LAND VALUE - MARKET												472,700											
																	TOTAL MARKET VALUE												36,176											
																	SOH/AGL Deduction												0											
																	ASSESSED VALUE												36,176											
																	TOTAL EXEMPTION VALUE												0											
																	BASE TAXABLE VALUE												36,176											
DOR CODE					5600							TIMBERLAND 70-79																												
MAP NUM												MKT AREA							08																					
NEIGHBORHOOD/LOC					8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																								
EXTRA FEATURES					US HWY 301, CALLAHAN																																			
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																									
LAND DESCRIPTION																	TOTAL OB/XF 0																							
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	83.54	AC		1.00	1.00	1.00	410.00	410.00	34,251																							
2	005902	A	HARDWOOD SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	175.00	175.00	1,925																							
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	94.54	AC		1.00	1.00	1.00	5,000.00	5,000.00	472,700																							
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 94.54 Total Land Value: 36,176 Market: 472,700 Agricultural: 36,176 Common: 0 PRINTED 08/02/2023 BY SYS																							