TRACT 12
IN OR 818 PG 980
LEE STONER SHORES 3 UNR

BECKUM LENNIE J
104 STEWART COURT
LEESBURG, GA 31763

2023

37-1N-25-296C-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

54249 LISA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	49,500
SOH/AGL Deduction	11,594
ASSESSED VALUE	37,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,906
TOTAL JUST VALUE	49,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH1116	MH MOVE-ON	0	11/29/1995
8593	MH MOVE-ON	8,900	06/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/0980	12/31/1997	WD	U	I	07	100
GRANTOR: AMERICAN NATL BANK OF						
GRANTEE: BECKUM ALLEN & LENN						
0814/1742	11/26/1997	WD	U	I	07	100
GRANTOR: TOMLINSON HERMAN & HE						
GRANTEE: BECKUM ALLEN & LENN						

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
1	0937	WELL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1989	1989	3	100	1,500	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1989	1989	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	000001	C	V RS W/XFOB	0		RM	150.00	360.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/08/2023 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS