

TRACT 78
IN OR 239 PG 699
LEE STONER SHORES 3 UNR

RUDD CHRISTOPHER WAYNE
238 SMITH ROAD
CAIRO, GA 39828

2023

37-1N-25-296C-0078-0000



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	NORM	% COND	PAGE 1 of 1 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						45,000					
																	TOTAL MARKET VALUE						45,000					
																	SOH/AGL Deduction						18,380					
																	ASSESSED VALUE						26,620					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						26,620					
DOR CODE					0000			VACANT																				
MAP NUM								MKT AREA			08																	
NEIGHBORHOOD/LOC					8026.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					JANICE DR, 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000000	C	VAC RES	0		RM	150.00	355.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000											
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																												