LOT 6
IN OR 1256/254
R672451 & R672452

JOHNS TONY LEE
123 HWY 301 S
NAHUNTA, GA 31553

2023

37-3N-24-2710-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

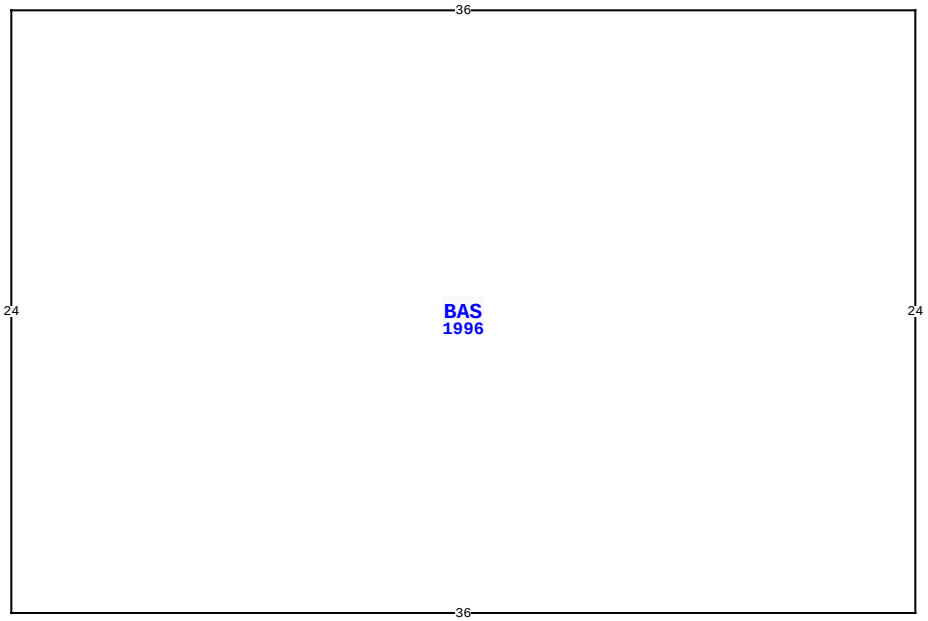
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	21,376
TOTALS	864		864	21,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	126.8000	82.47	71,254	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 864 HX Base Yr



36265 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,376
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	53,464
SOH/AGL Deduction	15,547
ASSESSED VALUE	37,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,917
TOTAL JUST VALUE	53,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961461	MH MOVE-ON	0	08/01/1996
93595	NEW CONSTR	58,800	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0254	8/31/2004	WD	U	V	10	4,500
GRANTOR: ARMSTRONG WILLIAM & J						
GRANTEE: JOHNS TONY LEE						
0623/0905	4/10/1991	AD	Q	V		4,000
GRANTOR: ARMSTRONG & REEVES						
GRANTEE: JOHNS TONY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W36 S24 E36 N24$.

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	0681	POLE SHED	0	0	30	16	480.00	SF	15.00	15.00	100	2000	2000	3	29	2,088	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS