IN OR 1543/1224
FPL ESMT IN OR 324/175
ESMT OR 1861/1313

JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401

2023

38-2N-27-0000-0014-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

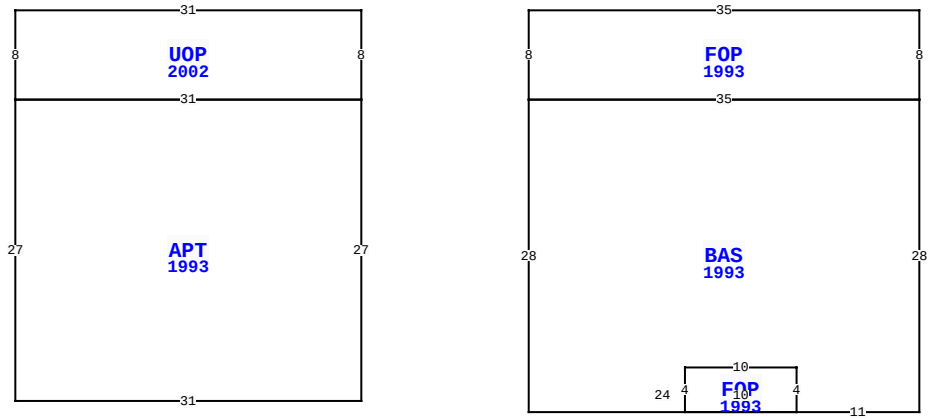
DOR CODE 3600 CAMPS
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	837	100	837	89,324
BAS	980	100	980	104,585
FOP	40	30	12	1,281
FOP	280	30	84	8,965
UOP	248	20	50	5,336
TOTALS	2,385		1,963	209,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,963	106.3000	126.76	248,830	1981	1991	0	0	0	15.81	84.19

1 DUPLEX – 0% - 0 Heated Area: 1817 HX Base Yr



463516 SR 200, YULEE

BLD DATE	08/16/2021	KKX	LGL DATE	
XF DATE	08/16/2021	KKX	LAND DATE	08/16/2021 KKX
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,046
TOTAL MARKET OB/XF VALUE	108,860
TOTAL LAND VALUE - MARKET	348,480
TOTAL MARKET VALUE	828,386
SOH/AGL Deduction	86,877
ASSESSED VALUE	741,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	741,509
TOTAL JUST VALUE	828,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009068	REPAIR/RRF	6,000	11/12/2018
M026397	REMODEL	0	10/01/2002
5928	NEW CONSTR	6,990	08/17/1989
6141	NEW CONSTR	150	08/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1224	12/31/2007	WD	U	I	12	1,000,000
GRANTOR: MACTAC INC						
GRANTEE: JMA PROPERTIES LLC						
1042/0728	3/07/2002	WD	U	I		225,000
GRANTOR: YOUNGBLOOD NORINE L						
GRANTEE: MACTAC INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W31 S8 APT=[YR=1993] S27 E31 N27 W31 $ E31 N8 $ PTR= E15 FOP=[YR=1993] E35 S8 BAS=[YR=1993] S28 W11 FOP=[YR=1993] N4 W10 S4 E10 $ W24 N28 E35 $ W35 N8 $ W15 $.

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	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1981	1981	3	38	642	
2	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1982	1982	3	20	300	
3	0811	CONCRETE B	0	0	0	0	730.00	SF	5.20	5.20	100	2003	2003	3	84	3,189	
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	64	640	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	337.50	337.50	100	1982	1982	3	21	71	
6	2810	MH SPACE	0	0	0	0	36.00	SF	2,400.00	2,400.00	100	0	0	3	100	86,400	
7	4950	BOLLARD	0	0	0	0	35.00	UT	100.00	100.00	100	1982	1982	3	100	3,500	
8	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1982	1982	3	20	56	
9	0803	ASPHALT C	0	0	0	0	10,340.00	SF	2.00	2.00	100	2010	2010	3	68	14,062	

LAND DESCRIPTION

TOTAL OB/XF 108,860

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	002820	C	RV PARK	0		OR	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	4.00	4.00	348,480							

REVIEW DATE 08/16/2021 BY KKX Total Acres: 0.00 Total Land Value: 348,480 Market: 0 Agricultural: 0 Common: 348,480 PRINTED 08/02/2023 BY SYS

IN OR 1543/1224
FPL ESMT IN OR 324/175
ESMT OR 1861/1313

JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401

2023

38-2N-27-0000-0014-0120

BUILDING CHARACTERISTICS

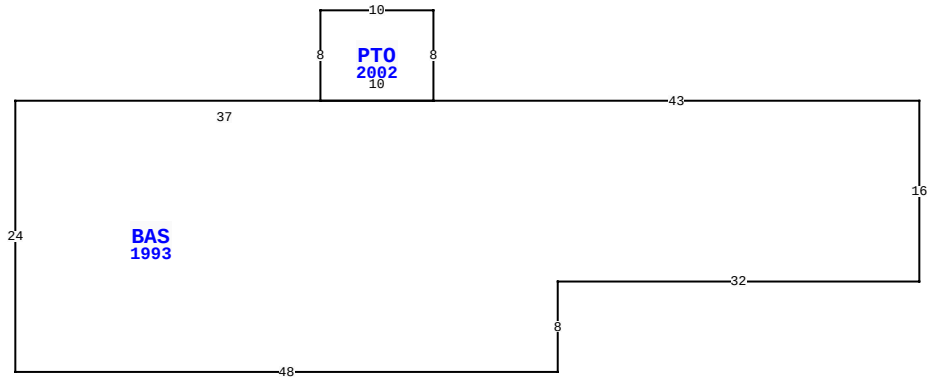
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3600	CAMPS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	150,502
PTO	80	5	4	362
TOTALS	1,744		1,668	150,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,668	97.8075	109.30	182,312	1982	1982	0	0	0	17.25	82.75

2 CLUB HOUSE – 0% - 0 Heated Area: 1664 HX Base Yr



463516 SR 200, YULEE

BLD DATE	08/16/2021	KKX	LGL DATE	
XF DATE	08/16/2021	KKX	LAND DATE	08/16/2021 KKX
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,046
TOTAL MARKET OB/XF VALUE	108,860
TOTAL LAND VALUE - MARKET	348,480
TOTAL MARKET VALUE	828,386
SOH/AGL Deduction	86,877
ASSESSED VALUE	741,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	741,509
TOTAL JUST VALUE	828,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1224	12/31/2007	WD	U	I	12	1,000,000
GRANTOR: MACTAC INC						
GRANTEE: JMA PROPERTIES LLC						
1042/0728	3/07/2002	WD	U	I		225,000
GRANTOR: YOUNGBLOOD NORINE L						
GRANTEE: MACTAC INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 PTO=[YR=2002] N8 W10 S8 E10 $ W37 S24 E48 N8 E32 N16 $.

EXTRA FEATURES

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

REVIEW DATE 08/16/2021 BY KKX Total Acres: 0.00 Total Land Value: 348,480 Market: 0 Agricultural: 0 Common: 348,480 PRINTED 08/02/2023 BY SYS

IN OR 1543/1224
FPL ESMT IN OR 324/175
ESMT OR 1861/1313

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

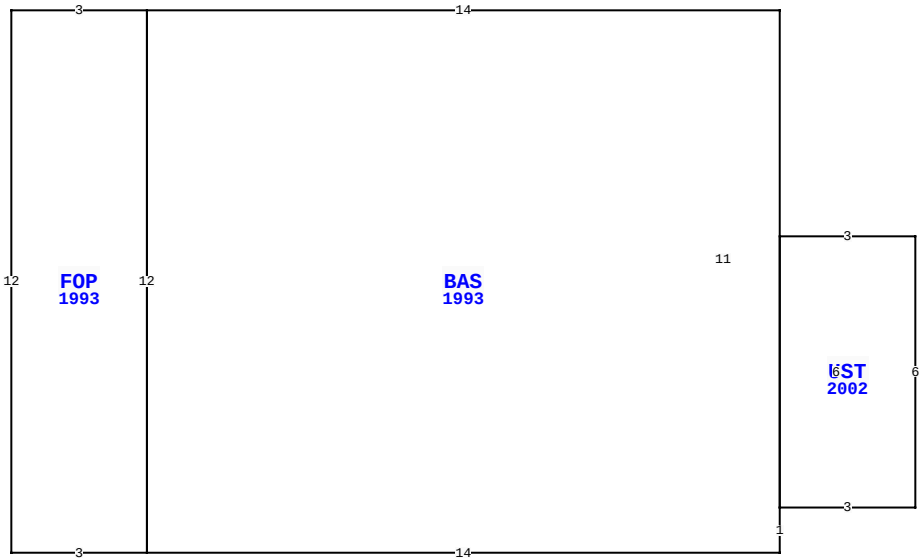
DOR CODE	3600	CAMPS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	9,658
FOP	36	30	11	632
UST	18	40	7	402
TOTALS	222		186	10,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	186	68.0400	96.62	17,971	1989	1989	0	0	0	40.50	59.50

3 OFFICE 1&2 – 0% - 0 Heated Area: 168 HX Base Yr



463516 SR 200, YULEE

BLD DATE	08/16/2021	KKX	LGL DATE		
XF DATE	08/16/2021	KKX	LAND DATE	08/16/2021	KKX
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VALUATION SUMMARY

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BASE TAXABLE VALUE	741,509
TOTAL JUST VALUE	828,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MACTAC INC						
GRANTEE: JMA PROPERTIES LLC						
1042/0728	3/07/2002	WD	U	I		225,000
GRANTOR: YOUNGBLOOD NORINE L						
GRANTEE: MACTAC INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W3S12E3 N12$S12E14 N1
UST=[YR=2002] E3N6W3S6 $N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/16/2021 BY KKX Total Acres: 0.00 Total Land Value: 348,480 Market: 0 Agricultural: 0 Common: 348,480 PRINTED 08/02/2023 BY SYS