LOTS 2 & 4
(EX OR 918/386)
ESMT OR 1407/65

DORITY JOAN CRAWFORD
2375 JIM CRAWFORD LOOP
ST GEORGE, GA 31562

2023

41-4N-23-1210-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

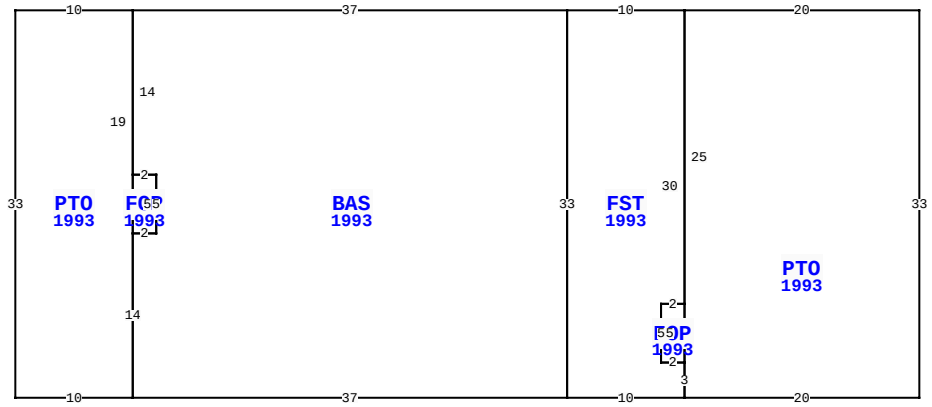
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100	1,211	93,374
FOP	10	30	3	231
FOP	10	30	3	231
FST	330	55	182	14,033
PTO	330	5	16	1,234
PTO	670	5	34	2,622
TOTALS	2,561		1,449	111,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	110.2400	99.49	144,161	1992	1992	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1211 HX Base Yr



281301 LAKE HAMPTON RD, HILLIARD

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	111,725
TOTAL MARKET OB/XF VALUE	953
TOTAL LAND VALUE - MARKET	1,081,550
TOTAL MARKET VALUE	240,268
SOH/AGL Deduction	17,158
ASSESSED VALUE	223,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,110
TOTAL JUST VALUE	1,194,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/1443	8/23/2002	WD	U	I	18	100
GRANTOR: ANDERSON JOHN JR & GR						
GRANTEE: DORITY JOAN CRAWFOR						
1076/1437	8/23/2002	WD	U	V	18	100
GRANTOR: ANDERSON JOHN JR & GR						
GRANTEE: DORITY JOAN CRAWFOR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 FST=[YR=1993] W10 BAS=[YR=1993] W37
PTO=[YR=1993] W10 S33 E10 N14 FOP=[YR=1993] E2 N5 W2 S5$ N19$ S14 E2 S5 W2 S14 E37 N33$ S33 E10 N3 FOP=[YR=1993] W2 N5 E2 S5 $ N30$ S25 W2 S5 E2 S3 E20 N33 $.

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	26	6	156.00	SF	6.50	6.50	100	2012	2012	3	94	953	

LAND DESCRIPTION

TOTAL OB/XF 953

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005700	A	TIMBER 4 SI	0			0.00	0.00	230.06	AC		1.00	1.00	1.00	280.00	280.00	64,417							
3	005902	A	HARDWOOD SI	0			0.00	0.00	189.56	AC		1.00	1.00	1.00	175.00	175.00	33,173							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	420.62	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,051,550							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 420.62 Total Land Value: 127,590 Market: 1,051,550 Agricultural: 97,590 Common: 30,000 PRINTED 08/02/2023 BY SYS