

PT OF JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2552/1901
BEING PARCELS A,B & C

KELLY TOURS PROPERTY LLC
2788 HWY 80 W
GARDEN CITY, GA 31408

2023

42-2N-27-0000-0103-0040



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 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	6	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality 03 Quality Level 03
DOR CODE 2700 VEH SALE/REPAIR

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	62,048
DCK	533	10	53	2,224
FOP	72	30	22	923
UUS	821	50	410	17,201

TOTALS 2,905 1,964 82,395

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
2	0812	CONCRETE C	0	0	0	0		7,925.00	SF 4.00	100	1987	1987	3	54.5	17,277	
8	0811	CONCRETE B	0	0	12	34		408.00	SF 5.20	100	1997	1997	3	75	1,591	
9	0972	ST LGHT UN	0	0	0	0		2.00	UT 2,530.00	100	2000	2000	3	55	2,783	
10	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	100	2000	2000	3	55	275	
11	0402	CONC BUMPE	0	0	0	0		6.00	UT 25.00	100	2000	2000	3	85	128	
14	0810	CONCRETE A	0	0	30	27		810.00	SF 6.50	100	2000	2000	3	80	4,212	
15	0803	ASPHALT C	0	0	0	0		14,751.00	SF 2.00	100	2003	2003	3	54	15,931	
16	0443	STK FNC 6'	0	0	0	0		894.00	LF 10.00	100	2008	2008	3	40	3,576	
17	0422	CL FNC 4'	0	0	0	0		400.00	LF 15.00	100	2003	2003	3	64	3,840	
18	0474	VF 4 RAIL	0	0	320	0		1,280.00	LF 9.25	100	2008	2008	3	76	8,998	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0	0004	CI	125.00	270.00	101,500.00	SF		1.00	1.00	1.00	3.00	3.00	304,500							

REVIEW DATE 10/11/2018 BY KK

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2 MH OFFICE - 0% - 2023														1709	04	1,964	90.3420	77.69	152,583	2008	2008	0	0	10	36.00	54.00
Heated Area: 1479														HX Base Yr												

850737 US HWY 17, YULEE
BLD DATE 10/11/2018 KK LGL DATE
XF DATE LAND DATE
INC DATE AG DATE
04/01/2023 DCA

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10	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	100	2000	2000	3	55	275	
11	0402	CONC BUMPE	0	0	0	0		6.00	UT 25.00	100	2000	2000	3	85	128	
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TOTAL OB/XF 58,611

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REVIEW DATE 10/11/2018 BY KK Total Acres: 0.00 Total Land Value: 304,500 Market: 0 Agricultural: 0 Common: 304,500 PRINTED 08/02/2023 BY SYS

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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		82,395
TOTAL MARKET OB/XF VALUE		65,051
TOTAL LAND VALUE - MARKET		304,500
TOTAL MARKET VALUE		451,946
SOH/AGL Deduction		0
ASSESSED VALUE		451,946
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		451,946
TOTAL JUST VALUE		451,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21409	NEW CONSTR	0	11/01/2008
B22023	XFOB	8,000	10/01/2008
M14042	MECH OTHER	0	08/01/2008
P13407	OTHER	0	08/01/2008
B21466	DEMOLITION	3,800	05/01/2008
BL47608	CARPORT	13,960	08/01/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST Q U I	RSN CD SALE PRICE
2552/1901	3/25/2022	WD Q I 01	525,000
GRANTOR: QUALITY MOBILE HOMES			
GRANTEE: KELLY TOURS PROPERT			
1761/0893	9/28/2011	WD U I 30	100
GRANTOR: JONES AUGUSTUS W			
GRANTEE: JONES AUGUSTUS W TR			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2008] W51 S29 DCK=[YR=2008] W12 S10 E21 N5 E6 S3 E11 S5 E9 N5 E20 N8 W20 FOP=[YR=2008] W9 S8 E9 N8\$ S8 W9 N8 W26\$ E51 N29\$ PTR=E15 UUS=[YR=2008] E4 N7 E6 S7 E4 S7 E4 N7 E23 N7 E6 S7 E4 S15 W51 N15\$ W15\$.			

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