LOTS 1 2 & 3 OR 416/213
EX R/W IN OR 204/275
DAVIS ESTATE HEIGHTS PB 5/15

GILYARD FANNIE M
6420 LANTERN RIDGE
HOSCHTON, GA 30548

2023

42-2N-27-4310-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

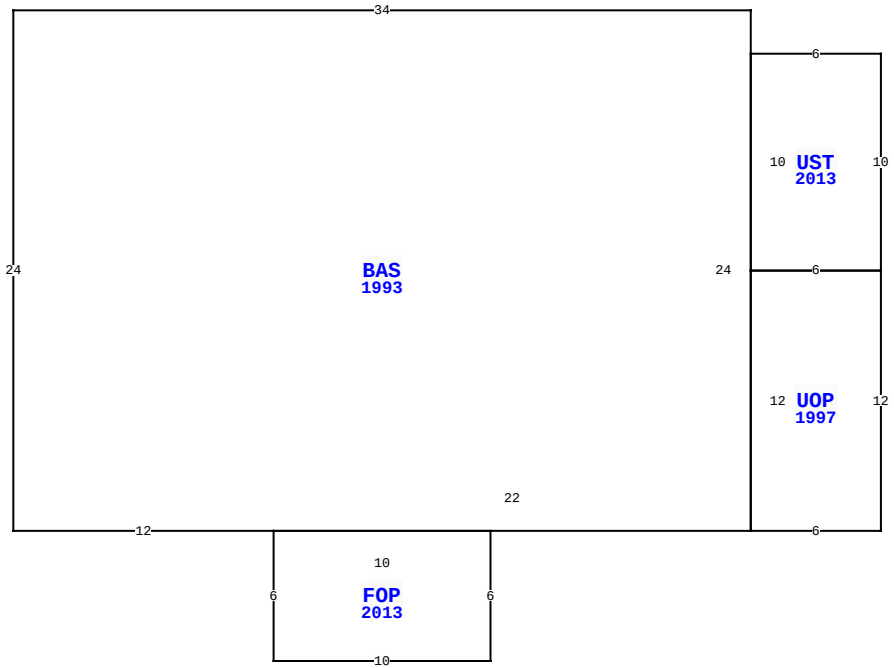
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	49,573
FOP	60	30	18	1,093
UOP	72	20	14	850
UST	60	45	27	1,640
TOTALS	1,008		875	53,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	875	99.3600	89.67	78,461	1963	1963	0	0	0	32.25	67.75

1 SINGLE FAM – 0% - 0 Heated Area: 816 HX Base Yr



463313 SR 200, YULEE

BLD DATE	10/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,157
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	203,157
SOH/AGL Deduction	49,871
ASSESSED VALUE	153,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,286
TOTAL JUST VALUE	203,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0416/0213	3/01/1984	FS	U	I		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 E12 FOP=[YR=2013] S6 E10 N6 W10 $ E22
UOP=[YR=1997] E6 N12 UST=[YR=2013] N10 W6 S10 E6 $ W6 S12 $
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

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
1	000100	C	SFR	0	0004	RS-2	275.00	72.00	3.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	150,000							

REVIEW DATE 09/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS