

LOT 213
IN OR 1384/1087
HICKORY VILLAGE #3 PB 6/372

ADAMS MATTHEW G & MARY JO/
450 BARRINGTON FARMS PKWY
SHARPSBURG, GA 30277

2023

42-2N-27-435H-0213-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 70	0100	01	2,460	118.1280	106.61	262,261	2005	2005	0	0	8.15	91.85	VALUATION BY STANDARD												
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0												Heated Area: 2121 HX Base Yr												
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 240,887											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,910											
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 55,000											
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE 299,797											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 44,048											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 255,749											
Bedrooms	4	100														TOTAL EXEMPTION VALUE 0											
Bathrooms	2	100														BASE TAXABLE VALUE 255,749											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 299,797											
Stories	1.	1. 100	NCON VALUE 0																								
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 245,958																								
Quality			06	Quality Level 06																							
DOR CODE			0100	SINGLE FAMILY																							
MAP NUM			MKT AREA 04																								
NEIGHBORHOOD/LOC			4047.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,121	100	2,121	207,691																							
FGR	488	55	268	26,242																							
FOP	116	30	35	3,427																							
FOP	121	30	36	3,525																							
TOTALS			2,846	2,460	240,887																						
EXTRA FEATURES			86405 SAND HICKORY TRL, YULEE																								
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										
1	0855	CONC PAVER	0	0	28	3	84.00	SF	7.00	7.00	100	2005	2005	3	87	512											
2	0811	CONCRETE B	0	0	0	0	751.00	SF	5.20	5.20	100	2005	2005	3	87	3,398											
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	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										
REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																											