IN OR 1921/1762
IN SEC 42 & 43

BLUE POTATO PROPERTIES LLC
120 WATERWAY DRIVE
SAVANNAH, GA 31411

2023

42-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BELLEVILLE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	236,800
TOTAL MARKET VALUE	236,800
SOH/AGL Deduction	158,005
ASSESSED VALUE	78,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,795
TOTAL JUST VALUE	236,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007513	CHNGE SRVC	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1921/1762	5/30/2014	WD	U	V	37	105,000
GRANTOR: ADAMS MALCOLM D & SHA						
GRANTEE: BLUE POTATO PROPERT						
1000/0361	7/30/2001	QC	U	I	18	100
GRANTOR: ADAMS WILLIS & DOROTH						
GRANTEE: ADAMS MALCOLM D & S						

BUILDING NOTES

BUILDING DIMENSIONS

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	000132	C	SFR RIVER	0	0008	RS-1	74.00	374.00	74.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	236,800							

REVIEW DATE 05/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 236,800 Market: 0 Agricultural: 0 Common: 236,800 PRINTED 08/02/2023 BY SYS