PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 1369/680

MACK ROBERT LEE JR
8954 EMERALD GLEN LANE
JONESBORO, GA 30236

2023

44-2N-27-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

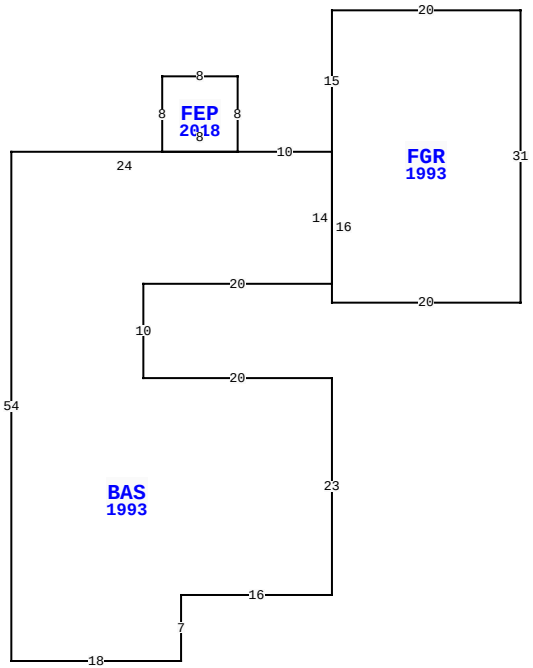
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,524	100	1,524	111,146
FEP	64	80	51	3,719
FGR	620	55	341	24,869
TOTALS	2,208		1,916	139,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	121.5200	109.67	210,128	1962	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 0% - 0 Heated Area: 1524 HX Base Yr



462988 SR 200, 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	139,735
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	179,735
SOH/AGL Deduction	31,431
ASSESSED VALUE	148,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,304
TOTAL JUST VALUE	179,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006809	REPAIR/RRF	9,100	07/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1070	3/10/2014	PR	U	I	19	100
GRANTOR: MACK ROBERT LEE JR EX						
GRANTEE: MACK ROBERT LEE JR						
1369/0680	11/24/2004	QC	U	I	01	100
GRANTOR: MACK ROBERT LEE SR						
GRANTEE: MACK ROBERT LEE JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 S15 BAS=[YR=1993] W10 FEP=[YR=2018] N8 W8 S8 E8$ W24 S54 E18 N7 E16 N23 W20 N10 E20 N14 $ S16 E20 N31$.

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		RM	75.00	100.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 03/19/2019 BY KW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS