PT E WATERMAN MILL GRANT
50-3N-27E IN OR 88/126
(EX R/W ESMT OR 235/149)

DYAL GERALDINE N
P O BOX 672
ST MARYS, GA 31558

2023

50-3N-27-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
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

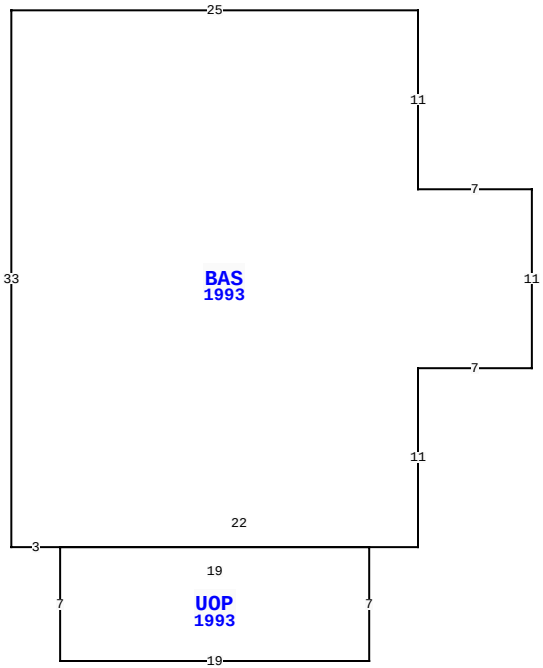
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	902	29,013
UOP	133	20	27	869
TOTALS	1,035		929	29,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	929	71.2800	64.33	59,763	1918	1918	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 902 HX Base Yr



77332 CRANDALL RD, YULEE

BLD DATE	06/01/2015	KKX	LGL DATE	
XF DATE	05/07/2007	MWMM	LAND DATE	02/23/2016 MF
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,882
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	185,720
TOTAL MARKET VALUE	72,023
SOH/AGL Deduction	25,159
ASSESSED VALUE	46,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,864
TOTAL JUST VALUE	217,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S33 E3 UOP=[YR=1993] S7 E19 N7W19$ E22 N11 E7 N11 W7 N11$.

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
1	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1980	1980	3	100	1,000	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	2002	2002	3	32	960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	9.42	AC		1.00	1.00	1.00	550.00	550.00	5,181							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.42	AC		1.00	1.00	1.00	16,000.00	16,000.00	150,720							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 10.42 Total Land Value: 40,181 Market: 150,720 Agricultural: 5,181 Common: 35,000 PRINTED 08/02/2023 BY SYS