IN OR 2557/1781(EX OR 2231/669
,OR 2261/118 & OR 2261/1119)

GARRETT AVA WILSON
2010 OAK VIEW DR
SEVIERVILLE, TN 37876

2023

51-3N-27-0000-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

86623 PEEPLES RD, 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	12,432
TOTAL LAND VALUE - MARKET	239,200
TOTAL MARKET VALUE	251,632
SOH/AGL Deduction	0
ASSESSED VALUE	251,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,632
TOTAL JUST VALUE	251,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1971	4/22/2022	TD	U	I	11	100
GRANTOR: WILSON JUANITA P FAMI						
GRANTEE: GARRETT AVA WILSON						
2557/1781	4/22/2022	PR	U	I	11	100
GRANTOR: GARRETT AVA WILSON PR						
GRANTEE: JUANITA P WILSON FA						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
3	0752	USP	0	0	8	18	144.00	SF	15.00	15.00	100	1980	1980	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 12,432

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	000715	C	MISC RES AC	0		OR	0.00	0.00	4.60	AC		1.00	1.00	0.65	80,000.00	52,000.00	239,200							

REVIEW DATE 07/09/2018 BY SBX Total Acres: 4.60 Total Land Value: 239,200 Market: 0 Agricultural: 0 Common: 239,200 PRINTED 08/02/2023 BY SYS