

CREWS DONALD E
6562 BUCHAN RD
PEMBROKE, GA 31321

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		0100		01		932		108.8640		98.25		91,569		1960		1960		0		0		0		34.00		66.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0%		- 0						Heated Area: 927																Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					60,436				
Interior Wall		03		PLASTER 60																												TOTAL MARKET OB/XF VALUE					1,715				
Interior Wall		04		PLYWOOD 40																												TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		14		CARPET 100																												TOTAL MARKET VALUE					112,151				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					27,393				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					84,758				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					84,758				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					112,151				
Stories				1. 1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE					90,687				
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4053.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		927		100		927		60,111																																	
FOP		15		30		4		259																																	
STP		12		10		1		65																																	
TOTALS		954		932		60,436																																			
EXTRA FEATURES																																									
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		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		49		1,715													