CASE #45-2012-CP-000120
OR 1825/790
1994 SKYL TW/MH

WATSON JAMES RICHARD
16960 US HWY 17
TOWNSEND, GA 31331

2024

03-1N-25-0000-0001-0470

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

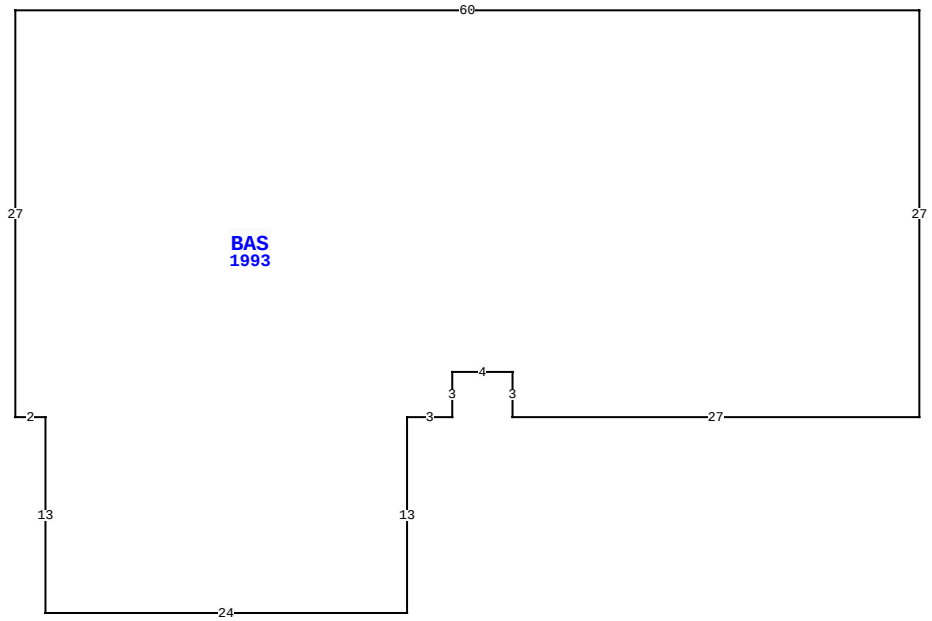
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	49,939
TOTALS	1,920		1,920	49,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	115.6000	86.70	166,464	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1920 HX Base Yr



44485 LEE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,939
TOTAL MARKET OB/XF VALUE	4,064
TOTAL LAND VALUE - MARKET	69,650
TOTAL MARKET VALUE	123,653
SOH/AGL Deduction	3,129
ASSESSED VALUE	120,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,524
TOTAL JUST VALUE	123,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/0237	4/12/1994	WD	Q	V		8,500

GRANTOR: MILLIKIN JERRY SR & M

GRANTEE: GINGERICK MARY ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E2 S13 E24 N13 E3 N3 E4 S3 E27 N27$.

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	1242	WD DECK A	0	0	0	0	960.00	SF	10.00	10.00	100	1993	1993	3	20	1,920	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
3	0751	UOP	0	0	10	7	70.00	SF	10.00	10.00	100	2000	2000	3	28	196	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	18.30	18.30	100	2000	2000	3	20	468	

LAND DESCRIPTION

TOTAL OB/XF 4,064

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	35,000.00	35,000.00	69,650							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.99 Total Land Value: 69,650 Market: 0 Agricultural: 0 Common: 69,650 PRINTED 08/06/2024 BY SYS