LOT 42 R106966
IN OR 1876/426
CRAVEY SUB 2 UNR

GORDEN MARY & BARRY
1101 W 1ST ST
MIDWAY, GA 31320

2024

03-1N-25-2752-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

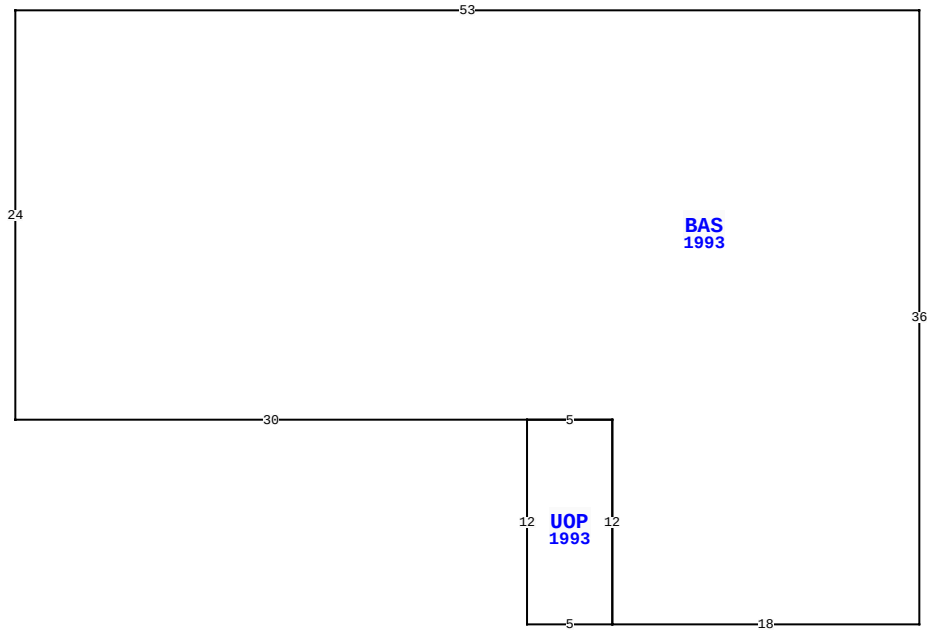
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	36,748
UOP	60	25	15	371
TOTALS	1,548		1,503	37,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,503	117.6000	82.32	123,727	1964	1964	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



54439 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	37,118
TOTAL MARKET OB/XF VALUE	1,280
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	90,898
SOH/AGL Deduction	25,658
ASSESSED VALUE	65,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,240
TOTAL JUST VALUE	90,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2985	N/A	15,000	09/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/0426	7/11/2013	QC	U	I	11	100
GRANTOR: OWENS DEBRA						
GRANTEE: GORDEN MARY & BARRY						
0564/0233	2/28/1989	WD	U	I	05	80,100
GRANTOR: CRAVEY JAMES & B C						
GRANTEE: 1ST UNION NATL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S24 E30 UOP=[YR=1993] S12 E5 N12W5$ E5 S12 E18 N36$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS