IN OR 2654/1893

HENCK STEVEN & PAMELA
453 CHANCEY DR
FOLKSTON, GA 31537

2024

08-1S-23-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

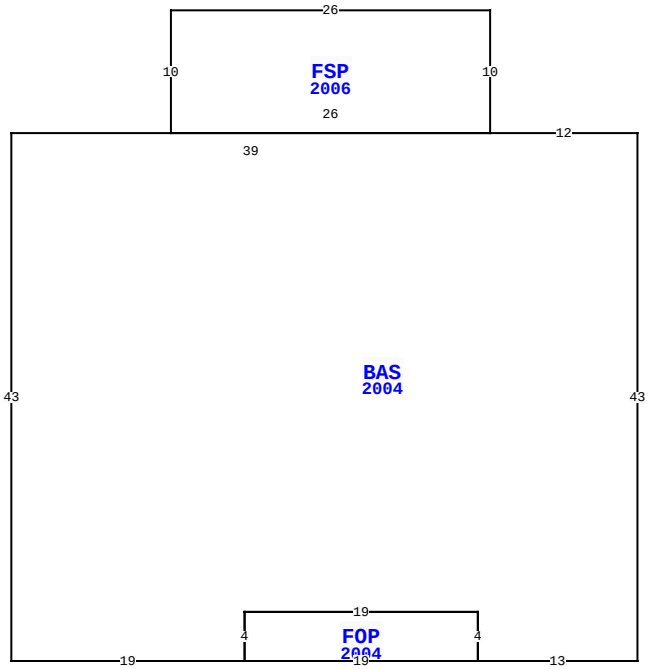
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	234,559
FOP	76	30	23	2,548
FSP	260	40	104	11,523
TOTALS	2,453		2,244	248,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	103.3704	129.21	289,947	2004	2004	0	0	0	14.25	85.75

2 SNGL FAM – 0% - 2024 Heated Area: 2117 HX Base Yr



1236 D B HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	248,630
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	97,470
TOTAL MARKET VALUE	349,100
SOH/AGL Deduction	0
ASSESSED VALUE	349,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,100
TOTAL JUST VALUE	349,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1893	7/07/2023	WD	U	I	37	147,700
GRANTOR: FOURAKER JONATHAN ALL						
GRANTEE: HENCK STEVEN & PAME						
2459/1242	5/05/2021	WD	Q	I	01	200,000
GRANTOR: HENCK STEVEN M & PAME						
GRANTEE: FOURAKER JONATHAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2006] N10 W26 S10 E26$ W39 S43 E19
FOP=[YR=2004] E19 N4 W19 S4$ N4 E19 S4 E13 N43$.

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	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	1994	1994	3	20	1,498	
2	0351	CARPORT MT	0	0	38	27	1,026.00	SF	6.10	6.10	100	2005	2005	3	24	1,502	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,470							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 5.13 Total Land Value: 97,470 Market: 0 Agricultural: 0 Common: 97,470 PRINTED 08/06/2024 BY SYS