BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

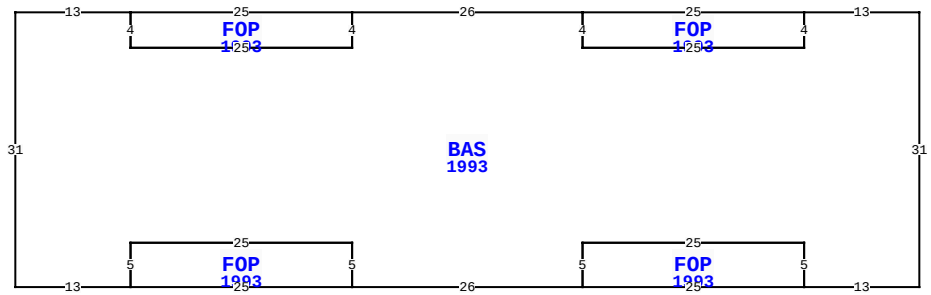
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	184,262
FOP	100	30	30	2,039
FOP	100	30	30	2,039
FOP	125	30	38	2,582
FOP	125	30	38	2,582
TOTALS	3,162		2,848	193,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,848	113.6720	96.62	275,174	1981	1981	0	0	0	29.68	70.32

1 APARTMENT – 0% - 0 Heated Area: 2712 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 12 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220215	XFOB	0	07/07/2022
20140157	REPAIR/RRF	0	12/16/2014
0510334	MECH OTHER	0	10/14/2005
01-0826	CHNGE SRVC	375	01/08/2001
0416	REPAIR/RRF	25,200	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W13 S31 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N31 $.

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	0803	ASPHALT C	0	0	0	0	48,027.00	SF	2.00	2.00	100	1999	1999	3	50	48,027	
2	0812	CONCRETE C	0	0	0	0	10,034.00	SF	4.00	4.00	100	1985	1985	3	47	18,864	
3	0400	CONC CURB	0	0	0	0	2,498.00	LF	15.00	15.00	100	1999	1999	3	83	31,100	
4	1127	BRICK 8"	0	0	0	0	792.00	SF	11.00	11.00	100	1981	1981	3	75	6,534	
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	1991	1991	3	29	5,136	
6	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	100	1999	1999	3	77	3,179	
7	0424	CL FNC 6'	0	0	0	0	1,101.00	LF	20.00	20.00	100	1991	1991	3	28	6,166	
8	0463	FENCE GATE	0	0	0	0	13.00	UT	300.00	300.00	100	1999	1999	3	48	1,872	
9	0425	CL FNC 8'	0	0	0	0	78.00	LF	10.65	10.65	100	1999	1999	3	48	399	
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	1999	1999	3	20	936	

TOTAL OB/XF 122,213

LAND DESCRIPTION

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	000300	C	MULTI-FAM	0	0004	C-1	0.00	0.00	44.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	484,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

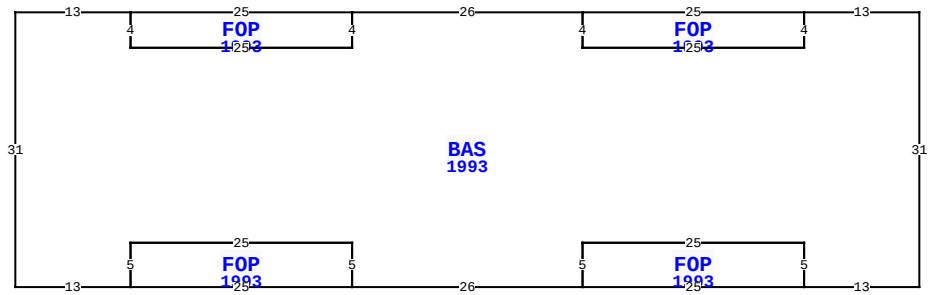
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	184,262
FOP	100	30	30	2,039
FOP	100	30	30	2,039
FOP	125	30	38	2,582
FOP	125	30	38	2,582
TOTALS	3,162		2,848	193,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,848	113.6720	96.62	275,174	1981	1981	0	0	0	29.68	70.32

2 APARTMENT – 0% - 0 Heated Area: 2712 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W13 S31 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N31 $.

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
11	0505	FLAGPOLE A	0	0	0	0	18.00	LF	50.00	50.00	100	1990	1990	3	20	180	
12	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2002	2002	3	58	580	
13	0424	CL FNC 6'	0	0	0	0	482.00	LF	20.00	20.00	100	2013	2013	3	85	8,194	
14	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2010	2010	3	91	739	
15	1128	BRICK 12"	0	0	0	0	28.00	SF	14.00	14.00	100	2000	2000	3	94	368	
16	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	2010	2010	3	60	450	
17	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2010	2010	3	91	592	
18	0940	SHEDS/PORT	0	0	20	20	400.00	SF	30.00	30.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 23,103

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

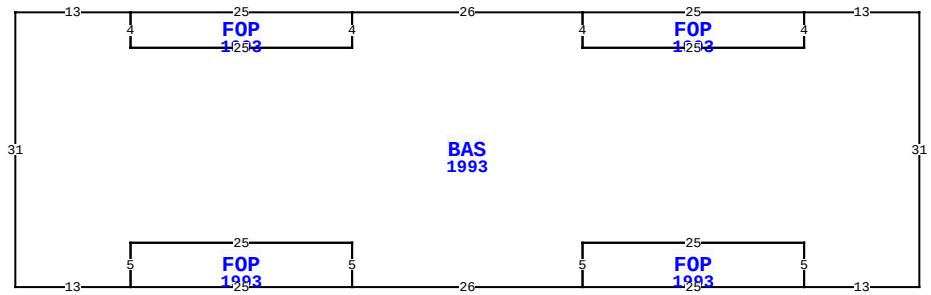
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	184,262
FOP	100	30	30	2,039
FOP	100	30	30	2,039
FOP	125	30	38	2,582
FOP	125	30	38	2,582
TOTALS	3,162		2,848	193,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,848	113.6720	96.62	275,174	1981	1981	0	0	0	29.68	70.32

3 APARTMENT – 0% - 0 Heated Area: 2712 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W13 S31 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

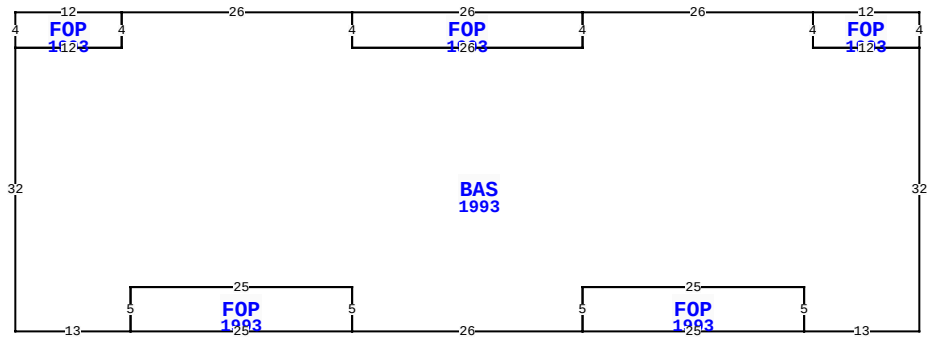
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,222	100	3,222	222,453
FOP	48	30	14	967
FOP	48	30	14	967
FOP	104	30	31	2,140
FOP	125	30	38	2,624
FOP	125	30	38	2,624
TOTALS	3,672		3,357	231,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,357	113.3600	96.36	323,481	1981	1981	0	0	0	28.35	71.65

4 APARTMENT – 0% - 0 Heated Area: 3222 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W26 FOP=[YR=1993] W26 S4 E26 N4 $ S4 W26 N4 W26 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N32 W12 N4 $ S4 E12 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
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MACON, GA 31208

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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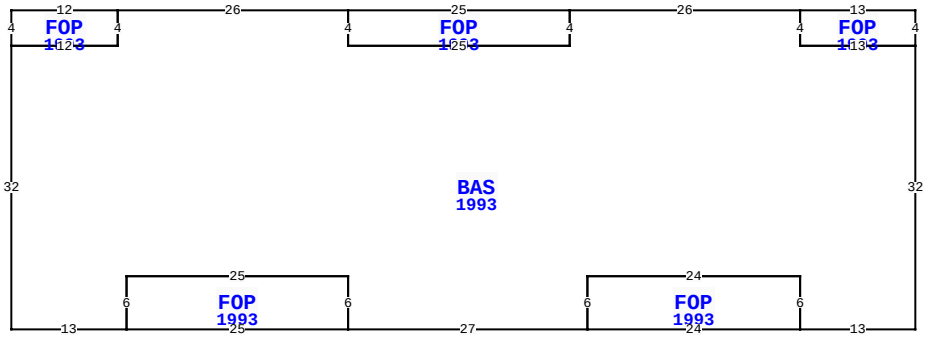
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,178	100	3,178	219,415
FOP	48	30	14	967
FOP	52	30	16	1,105
FOP	100	30	30	2,071
FOP	144	30	43	2,968
FOP	150	30	45	3,107
TOTALS	3,672		3,326	229,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,326	113.3600	96.36	320,493	1981	1981	0	0	0	28.35	71.65

5 APARTMENT – 0% - 0 Heated Area: 3178 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE		
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	KK
INC DATE	07/22/2024	DC	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 S6 E27 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E13 N32 W13 N4 $ S4 E13 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

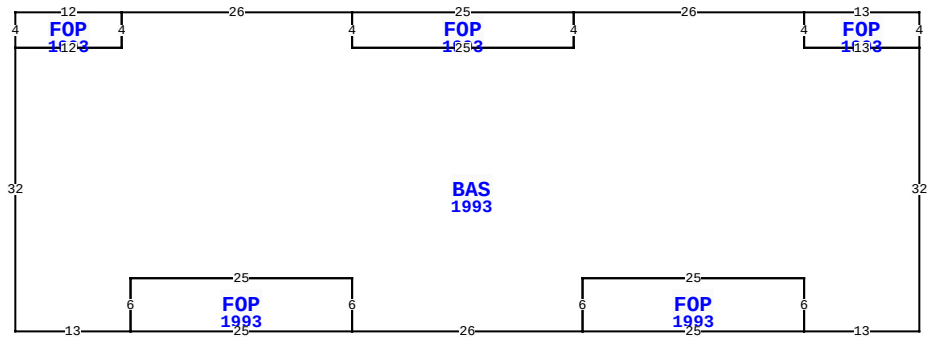
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,172	100	3,172	219,001
FOP	48	30	14	967
FOP	52	30	16	1,105
FOP	100	30	30	2,071
FOP	150	30	45	3,107
FOP	150	30	45	3,107
TOTALS	3,672		3,322	229,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,322	113.3600	96.36	320,108	1981	1981	0	0	0	28.35	71.65

6 APARTMENT – 0% - 0 Heated Area: 3172 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 S6 E26 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 S6 E13 N32 W13 N4 $ S4 E13 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

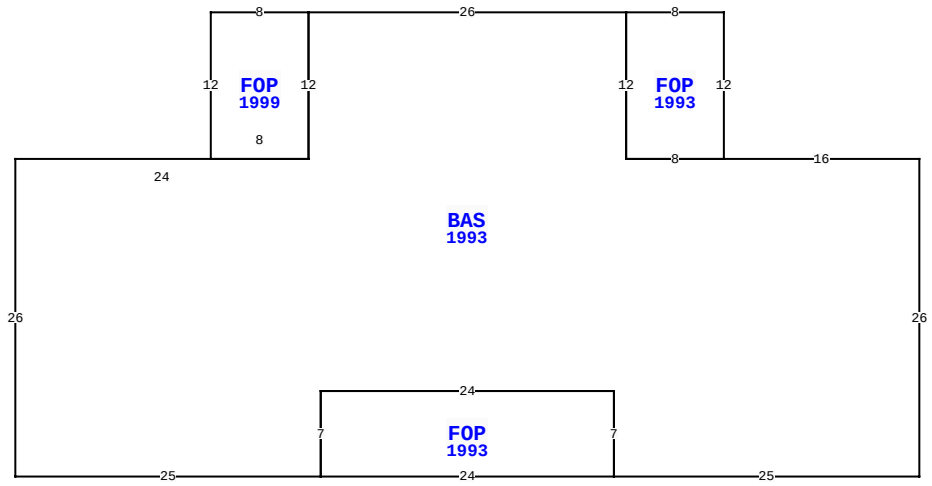
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	148,113
FOP	96	30	29	2,077
FOP	168	30	50	3,581
FOP	96	30	29	2,077
TOTALS	2,428		2,176	155,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,176	117.6000	99.96	217,513	1981	1981	0	0	0	28.35	71.65

7 APARTMENT – 0% - 0 Heated Area: 2068 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N12 W8 S12 E8 $ W8 N12 W26 FOP=[YR=1999] W8 S12 E8 N12 $ S12 W24 S26 E25 FOP=[YR=1993] E24 N7 W24 S7 $ N7 E24 S7 E25 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

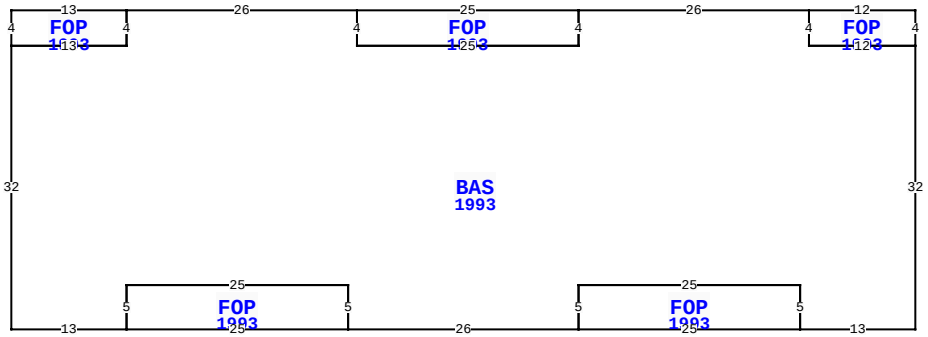
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,222	100	3,222	222,453
FOP	48	30	14	967
FOP	52	30	16	1,105
FOP	100	30	30	2,071
FOP	125	30	38	2,624
FOP	125	30	38	2,624
TOTALS	3,672		3,358	231,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,358	113.3600	96.36	323,577	1981	1981	0	0	0	28.35	71.65

8 APARTMENT – 0% - 0 Heated Area: 3222 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W13 S4 E13 N4 $ S4 W13 S32 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N32 W12 N4 $ S4 E12 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

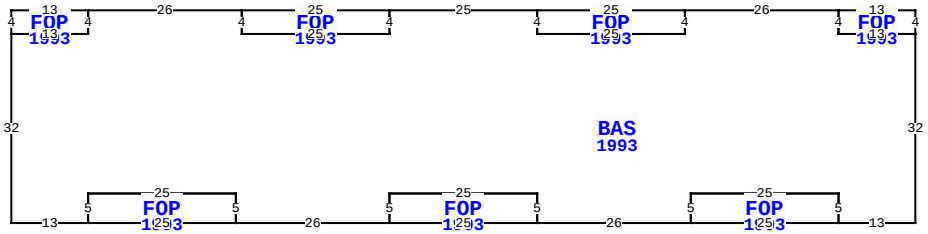
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,829	100	4,829	332,742
FOP	52	30	16	1,103
FOP	52	30	16	1,103
FOP	100	30	30	2,067
FOP	100	30	30	2,067
FOP	125	30	38	2,619
FOP	125	30	38	2,619
FOP	125	30	38	2,619
TOTALS	5,508		5,035	346,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,035	107.2020	91.12	458,789	1981	1981	0	0	0	24.38	75.62

9 APARTMENT – 0% - 0 Heated Area: 4829 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W13 S4 E13 N4 $ S4 W13 S32 E13 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 $ N5 E25 S5 E13 N32 W13 N4 $ S4 E13 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

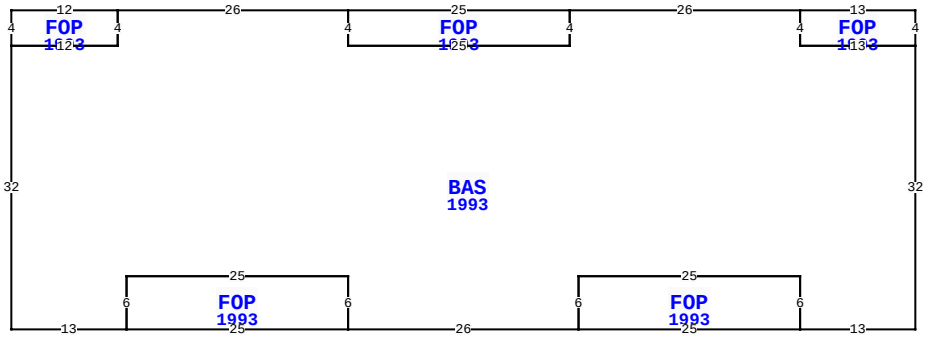
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,172	100	3,172	219,001
FOP	48	30	14	967
FOP	52	30	16	1,105
FOP	100	30	30	2,071
FOP	150	30	45	3,107
FOP	150	30	45	3,107
TOTALS	3,672		3,322	229,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,322	113.3600	96.36	320,108	1981	1981	0	0	0	28.35	71.65

10 APARTMENT – 0% - 0 Heated Area: 3172 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W26 FOP=[YR=1993] W25 S4 E25 N4 $ S4 W25 N4 W26 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 S6 E26 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 S6 E13 N32 W13 N4 $ S4 E13 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

BUILDING CHARACTERISTICS

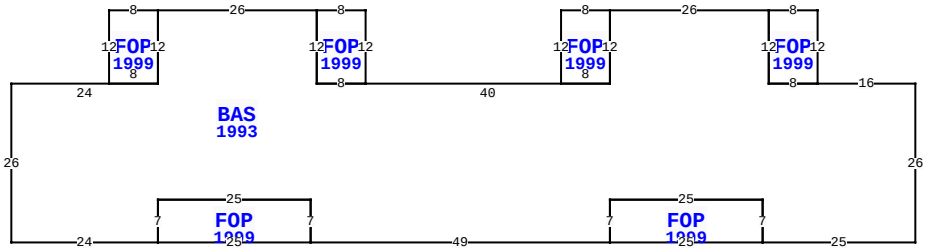
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,122	100	4,122	298,656
FOP	96	30	29	2,101
FOP	96	30	29	2,101
FOP	96	30	29	2,101
FOP	96	30	29	2,101
FOP	175	30	52	3,768
FOP	175	30	52	3,768
TOTALS	4,856		4,342	314,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,342	103.6320	88.09	382,487	1981	1981	0	0	0	17.75	82.25

11 APARTMENT – 0% - 0 Heated Area: 4122 HX Base Yr



37083 PINE TREE DR, HILLIARD

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE	07/22/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,590,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,674,666
SOH/AGL Deduction	237,729
ASSESSED VALUE	1,436,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,436,937
TOTAL JUST VALUE	1,674,666
NCON VALUE	12,000
INCOME VALUE	1,674,666
PREVIOUS YEAR MKT VALUE	1,353,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0317/0755	7/01/1980	MS	U	V		54,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1999] N12 W8 S12 E8 $ W8 N12 W26
FOP=[YR=1999] W8 S12 E8 N12 $ S12 W40 FOP=[YR=1999] N12 W8
S12 E8 $ W8 N12 W26 FOP=[YR=1999] W8 S12 E8 N12 $ S12 W24
S26 E24 FOP=[YR=1999] E25 N7 W25 S7 $ N7 E25 S7 E49
FOP=[YR=1999] E25 N7 W25 S7 $ N7 E25 S7 E25 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2024

08-3N-24-2380-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

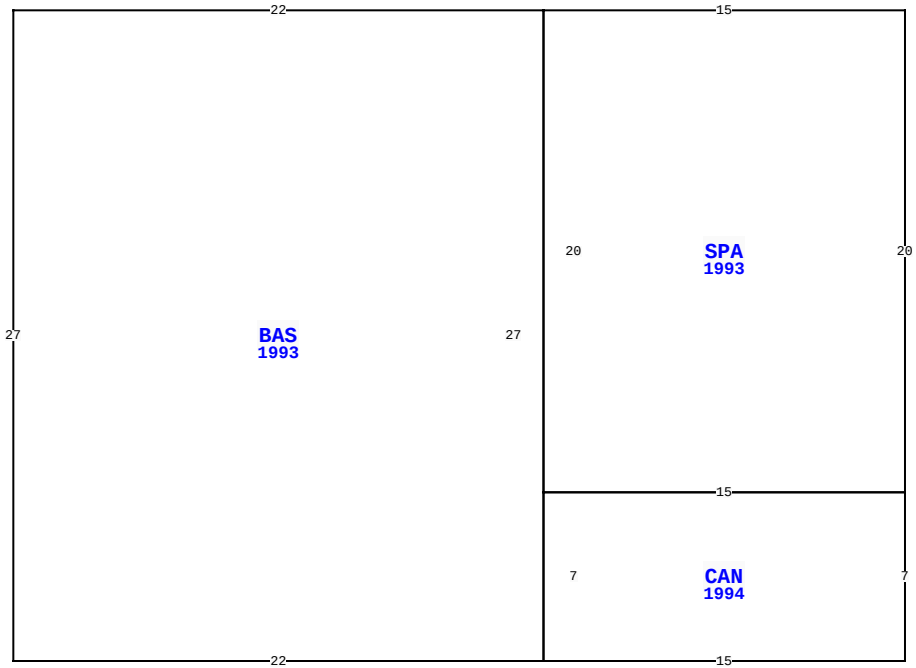
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100	594	29,640
CAN	105	30	32	1,597
SPA	300	85	255	12,724
TOTALS	999		881	43,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	881	100.5795	142.57	125,604	1981	1981	0	0	0	65.00	35.00

12 OFFICE 1&2 – 0% - 0 Heated Area: 849 HX Base Yr



37083 PINE TREE DR, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W15 BAS=[YR=1993] W22 S27 E22 CAN=[YR=1994]
E15 N7 W15 S7 $ N27 $ S20 E15 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS