

BLOCK 14 LOT 2 (S-1&2) EX S-3
IN OR 1813/244
EX R/W OR 693/379 & 375

WAINWRIGHT DIANNE D/
61 MATTHEW ROAD
FOLKSTON, GA 31537

2024

08-3N-24-2380-0014-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	03	MASONRY 100
Story Height		14 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6002.00

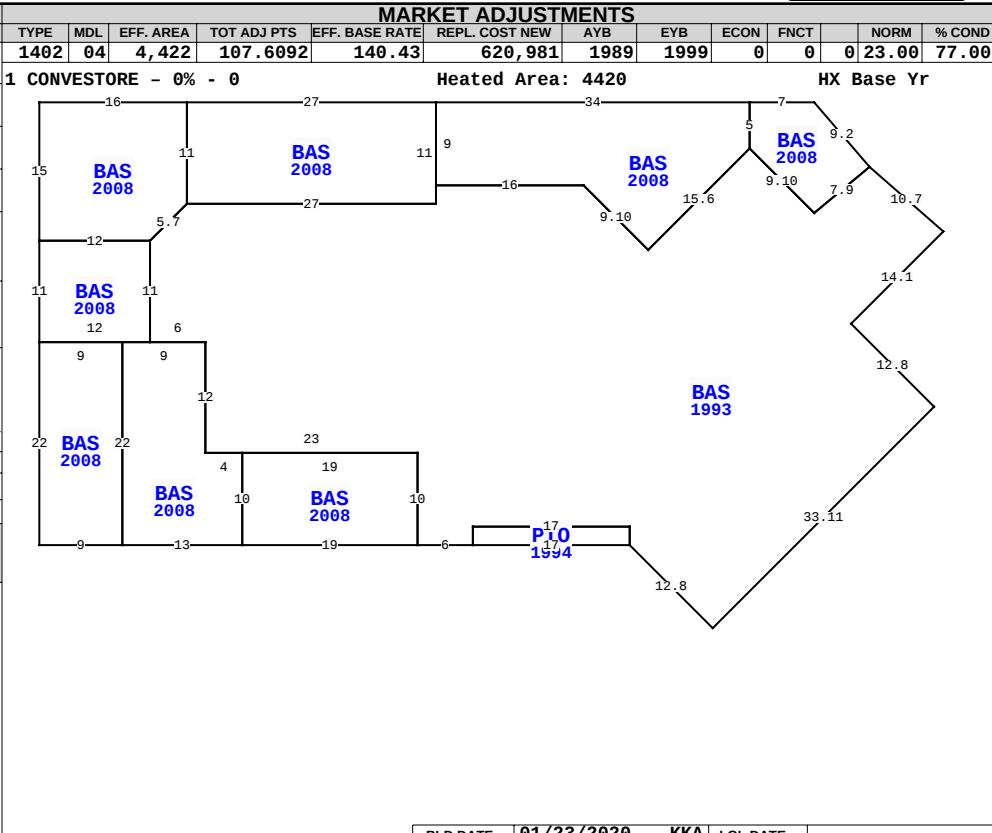
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2,690	290,873
BAS	96	100	96	10,380
BAS	132	100	132	14,273
BAS	190	100	190	20,545
BAS	198	100	198	21,410
BAS	232	100	232	25,087
BAS	238	100	238	25,735
BAS	297	100	297	32,115
BAS	347	100	347	37,521
PTO	34	5	2	216
TOTALS	4,454		4,422	478,155

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	0812	CONCRETE C	0	0	0	0	12,143.00	SF	4.00	4.00	100	1989	1989	3	57	27,686	
2	0422	CL FNC 4'	0	0	0	0	3.00	LF	15.00	15.00	100	1989	1989	3	26	12	
3	0524	PUMP ISLND	0	0	0	0	208.00	SF	4.50	4.50	100	1989	1989	3	85	796	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	5,262	
5	0400	CONC CURB	0	0	0	0	451.00	LF	15.00	15.00	100	1989	1989	3	66	4,465	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1989	1989	3	100	800	
7	0812	CONCRETE C	0	0	0	0	10,222.00	SF	4.00	4.00	100	2007	2007	3	88	35,981	
8	0810	CONCRETE A	0	0	0	0	1,829.00	SF	6.50	6.50	100	2007	2007	3	88	10,462	
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2007	2007	3	72	1,296	
10	0524	PUMP ISLND	0	0	4	6	24.00	SF	4.50	4.50	100	2007	2007	3	97	105	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0	0004	C-1	0.00	0.00	37,538.00	SF		1.00	1.00	1.00	5.00	5.00	187,690							



551758 US HWY 1, HILLIARD

BLD DATE	01/23/2020	KKA	LGL DATE	
XF DATE	01/23/2020	KKA	LAND DATE	01/23/2020
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 2		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				478,155			
TOTAL MARKET OB/XF VALUE				118,266			
TOTAL LAND VALUE - MARKET				187,690			
TOTAL MARKET VALUE				784,111			
SOH/AGL Deduction				237,247			
ASSESSED VALUE				546,864			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				546,864			
TOTAL JUST VALUE				784,111			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				799,892			

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REVIEW DATE 01/23/2020 BY KKA Total Acres: 0.00 Total Land Value: 187,690 Market: 0 Agricultural: 0 Common: 187,690 PRINTED 08/06/2024 BY SYS