

PT OF W1/2 OF SW1/4 OF
SEC 19-2N-25E IN OR 2014/768
BEING PARCEL "9-A"

MADISON BRETT A
113 CALEB WAY
BRYON, GA 31008

2024

19-2N-25-0000-0033-0190



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						40,320					
																	TOTAL MARKET VALUE						40,320					
																	SOH/AGL Deduction						12,490					
																	ASSESSED VALUE						27,830					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						27,830					
DOR CODE					0000 VACANT																							
MAP NUM												08																
NEIGHBORHOOD/LOC					8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					BY PASS RD, CALLAHAN																							
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				
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.92	AC		1.00	1.00	0.60	35,000.00	21,000.00	40,320											
REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.92 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 08/06/2024 BY SYS																												