

PT LOTS 61, 62, 63 & 64 IN
OR OR 686/1515 & OR 720/644
CORNWALL SURVEY PBK 0/31

OKEFENEKEE RURAL ELECTRIC MEMBERSHIP CORP
PO BOX 602
NAHUNTA, GA 31553

2024

21-3N-24-2020-0061-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	15 CONC BLOCK 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FNSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	20 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	555	16,262
AOF	1,377	185	2,547	74,632
BAS	2,500	100	2,500	73,255
BAS	3,523	100	3,523	103,231
FCP	2,450	60	1,470	43,074
FCP	4,950	60	2,970	87,027

TOTALS	15,100		13,565	397,482
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	11,149.00	SF	4.00	4.00	
2	0972	ST LGHT UN	0	0	0	0	18.00	UT	2,530.00	2,530.00	
3	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	
4	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	
5	0400	CONC CURB	0	0	0	0	349.00	LF	15.00	15.00	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	375.00	375.00	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	367.50	367.50	
8	0812	CONCRETE C	0	0	0	0	86,690.00	SF	4.00	4.00	
9	0940	SHEDS/PORT	0	0	11	16	176.00	SF	30.00	30.00	
10	0430	CL FNC 6B	0	0	0	0	2,650.00	LF	9.70	9.70	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	009100	C	UTILITY	0		IW	0.00	0.00	12.79	AC	
2	009605	C	WETLANDS	0		IW	0.00	0.00	6.76	AC	
3	009602	C	RETENTION PO	0		IW	0.00	0.00	1.40	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	13,565	98.5394	45.08	611,510	1997	1997	0	0	35.00	65.00
1 STOR WAREH - 0% - 0											
Heated Area: 7700 HX Base Yr											
BLD DATE 02/25/2022 KK LGL DATE 02/25/2022 KK											
XF DATE 02/25/2022 KK LAND DATE 02/25/2022 KK											
INC DATE AG DATE											

458422 OLD DIXIE HWY E4024, HILLIARD

TOTAL OB/XF											
137,347											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		671,890	
TOTAL MARKET OB/XF VALUE		228,833	
TOTAL LAND VALUE - MARKET		211,540	
TOTAL MARKET VALUE		1,112,263	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,112,263	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,112,263	
TOTAL JUST VALUE		1,112,263	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,153,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530827	XFOB	25,000	07/01/2015
B1530827	XFOB	25,000	06/01/2015
E963266	NEW CONSTR	0	02/01/1997
B962045	H/AC	8,000	09/01/1996
B963162	NEW CONSTR	627,000	08/01/1996
B941060	XFOB	3,000	05/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2412/1445	11/19/2020	QC	U	I	11
GRANTOR: UNITED STATES OF AMER					
GRANTEE: OKEFENEKEE RURAL EL					
0686/1515	8/18/1993	WD	U	V	09
GRANTOR: BEL PROPERTY MGMT					
GRANTEE: OREMC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1997] W49 BAS=[YR=1997] W50 AOF=[YR=1997] W25 BAS=[YR=1997] W28 AOF=[YR=1997] W51 FCP=[YR=1997] W99 S50 E99 N50 \$ S27 E51 N27 \$ S27 W51 S23 E104 N38 W25 N12 \$ S12 E25 N12 \$ S50 E50 N50 \$ S50 E49 N50 \$.											

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2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 9100 UTILITIES

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	265,378
FCP	208	30	62	5,713
FOP	66	30	20	1,843
FOP	25	30	8	737
FOP	25	30	8	737

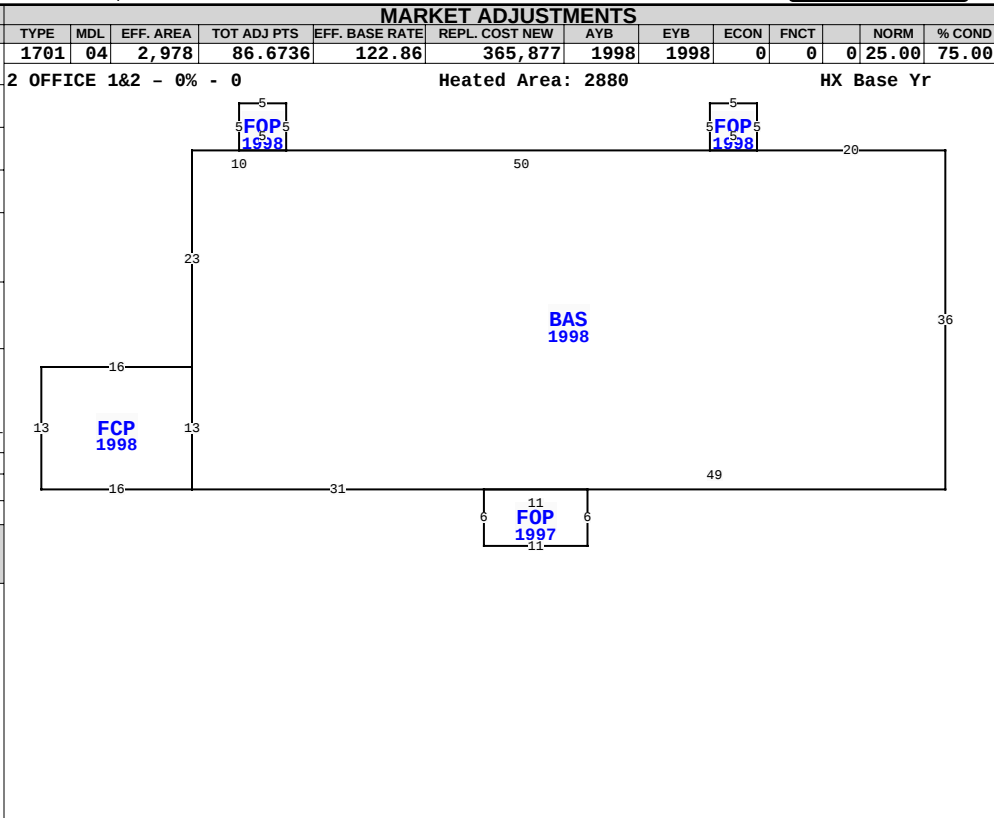
TOTALS 3,204 2,978 274,408

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
11	0812	CONCRETE C	0	0	0	0	28,757.00	SF	4.00	4.00	100	1998	1998	3	75	86,271	
12	4950	BOLLARD	0	0	0	0	33.00	UT	100.00	100.00	100	1998	1998	3	100	3,300	
13	6002	EL ROLL DR	0	0	0	0	2.00	UT	990.00	990.00	100	1997	1997	3	20	396	
14	6002	EL ROLL DR	0	0	0	0	1.00	UT	945.00	945.00	100	1997	1997	3	20	189	
15	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1997	1997	3	20	180	
16	6002	EL ROLL DR	0	0	0	0	1.00	UT	675.00	675.00	100	1997	1997	3	20	135	
17	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	20	700	
18	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1998	1998	3	45	315	

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
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458422 OLD DIXIE HWY E4024, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	02/25/2022
INC DATE			AG DATE	

TOTAL OB/XF 91,486

NASSAU COUNTY PROPERTY PAGE 2 of 2

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,112,263
TOTAL JUST VALUE		1,112,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,153,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1445	11/19/2020	QC	U	I	11	100

GRANTOR: UNITED STATES OF AMER

GRANTEE: OKEFENEKEE RURAL EL

0686/1515 8/18/1993 WD U V 09 85,800

GRANTOR: BEL PROPERTY MGMT

GRANTEE: OREMC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 FOP=[YR=1998] N5 W5 S5 E5 \$ W50
FOP=[YR=1998] N5 W5 S5 E5 \$ W10 S23 FCP=[YR=1998] W16 S13 E16
N13 \$ S13 E31 FOP=[YR=1997] S6 E11 N6 W11 \$ E49 N36 \$.