PT GOVT LOT 3 SEC 24-2N-28E
IN OR 2574/22

BAIRD EVELYN/RAULS SHAWN
2758 HERITAGE MANOR WALK
DECATUR, GA 30034

2024

24-2N-28-0000-0015-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

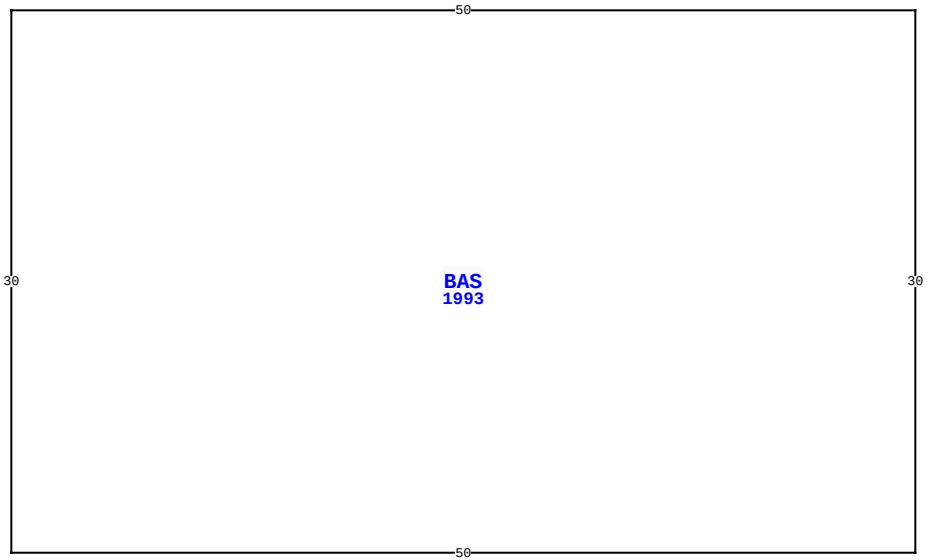
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	120,739
TOTALS	1,500		1,500	120,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	119.3400	113.37	170,055	1985	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 1500 HX Base Yr



96030 N PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	120,739
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	170,739
SOH/AGL Deduction	8,400
ASSESSED VALUE	162,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,339
TOTAL JUST VALUE	170,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/1086	1/09/2023	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: RAULS BRIAN & SHAWN						
2578/1021	6/29/2022	QC	U	I	11	100
GRANTOR: RAULS BRIAN						
GRANTEE: BAIRD EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E50 N30$.

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
1	000100	C	SFR	0		RM	198.00	114.00	0.50	AC		1.00	1.00	1.25	80,000.00	100,000.00	50,000							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS