LOTS 12 THRU 21 44 THRU 48 &
50 THRU 53
IN OR 1749/1190

TOLEDO MANUFACTURING CO
PO BOX 488
FOLKSTON, GA 31537

2024

26-3N-23-2020-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BELL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/15/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	475,000
TOTAL MARKET VALUE	84,960
SOH/AGL Deduction	0
ASSESSED VALUE	84,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,960
TOTAL JUST VALUE	475,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/1190	7/28/2011	WD	U	V	31	140,000
GRANTOR: COGBURN LARRY D						
GRANTEE: TOLEDO MANUFACTURIN						
1717/1268	12/29/2010	WD	U	V	38	1,000,000
GRANTOR: NASSAU 115 LLC						
GRANTEE: COGBURN LARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	89.00	AC		1.00	1.00	1.00	415.00	415.00	36,935							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	190.00	190.00	4,180							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	555.00	555.00	43,845							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	190.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	475,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 190.00 Total Land Value: 84,960 Market: 475,000 Agricultural: 84,960 Common: 0 PRINTED 08/06/2024 BY SYS