S-3 OF TRACT 33
IN OR 1566/1049
1999 FLEET DW/MH

LANDRETH DARLENE/ANDERSON KIMBERLY
210 N WOOD VALLEY DRIVE
KINGSLAND, GA 31548

2024

28-2N-25-3060-0033-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

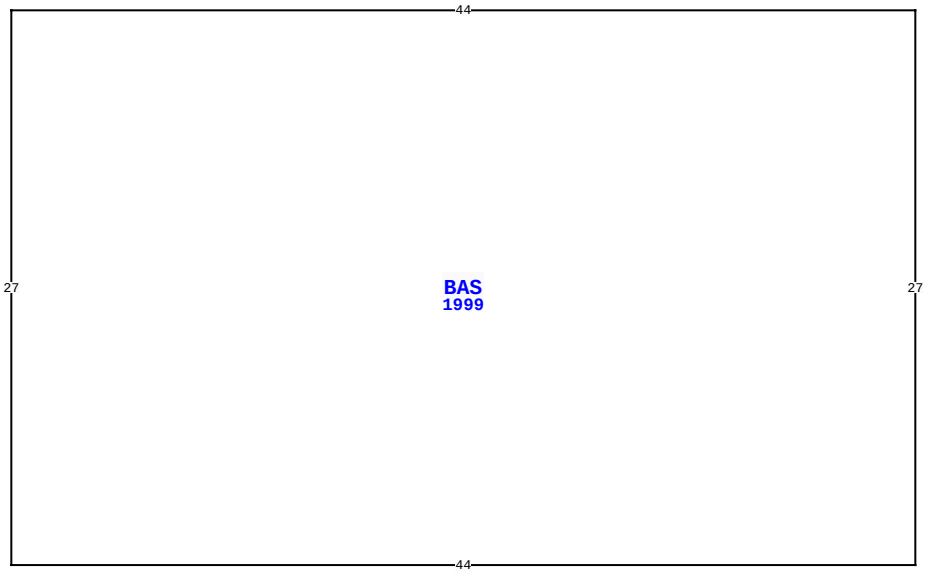
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	65,204
TOTALS	1,188		1,188	65,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	135.5200	101.64	120,748	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



45204 CIRCLE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	65,204
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,450
TOTAL MARKET VALUE	130,654
SOH/AGL Deduction	37,529
ASSESSED VALUE	93,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,125
TOTAL JUST VALUE	130,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2804	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1049	5/14/2008	QC	U	I	06	100
GRANTOR: THOMPSON SEAN E						
GRANTEE: LANDRETH DARLENE ET						
0883/1764	5/20/1999	WD	U	V	01	100
GRANTOR: THOMPSON EDWARD & SHE						
GRANTEE: THOMPSON SEAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S27 E44 N27$.

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,450							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.87 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 08/06/2024 BY SYS