BLOCK 4 PT OF LOT 2 SUBLOT F
L/E IN OR 693/1552
WILSON & OGILVIE SUB

SAULS JOHN DREW JR
181 TRADERSHILL ROAD
FOLKSTON, GA 31537

**2024**

**29-2N-25-3220-0004-0022**

## 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 | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

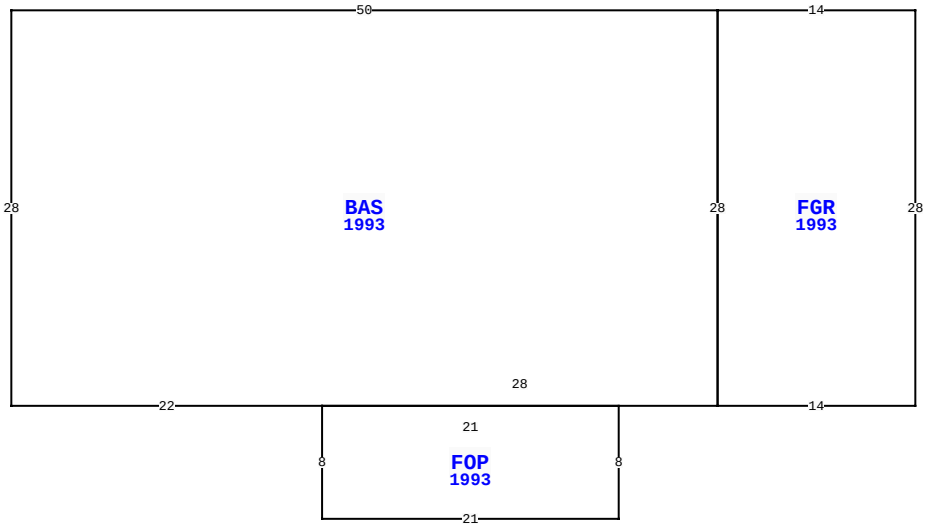
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,400 | 100 | 1,400 | 105,336 |
| FGR | 392 | 55 | 216 | 16,252 |
| FOP | 168 | 30 | 50 | 3,762 |
| TOTALS | 1,960 | | 1,666 | 125,350 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,666 | 120.0000 | 114.00 | 189,924 | 1975 | 1975 | 0 | 0 | 0 | 34.00 | 66.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr




45411 FIFTH AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/02/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 125,350 |
| TOTAL MARKET OB/XF VALUE | 1,918 |
| TOTAL LAND VALUE - MARKET | 74,200 |
| TOTAL MARKET VALUE | 201,468 |
| SOH/AGL Deduction | 47,766 |
| ASSESSED VALUE | 153,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,702 |
| TOTAL JUST VALUE | 201,468 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 175,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2404 | H/AC | 2,500 | 10/12/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0693/1552 | 12/08/1993 | WD | U | I | 18 | 100 |

GRANTOR: COOK A H & AGNES
GRANTEE: SAULS JOHN D JR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S28 E22 FOP=[YR=1993] S8 E21 N8W21$ E28
FGR=[YR=1993] E14 N28 W14S28$ N28$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,503.00 | SF | 3.00 | 3.00 | 100 | 1980 | 1980 | 3 | 32.5 | 1,465 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 12 | 22 | 264.00 | SF | 8.58 | 8.58 | 100 | 1988 | 1988 | 3 | 20 | 453 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,918

| 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 | 000000 | C | VAC RES | 0 | 0006 | RL | 106.00 | 166.00 | 106.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 74,200 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 08/06/2024 BY SYS