PT OR 864/583 (EX 20-4)

GEORGIA TRANSMISSION CORP
2100 EAST EXCHANGE PLACE
TUCKER, GA 30085-2088

2024

30-2N-25-0000-0020-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

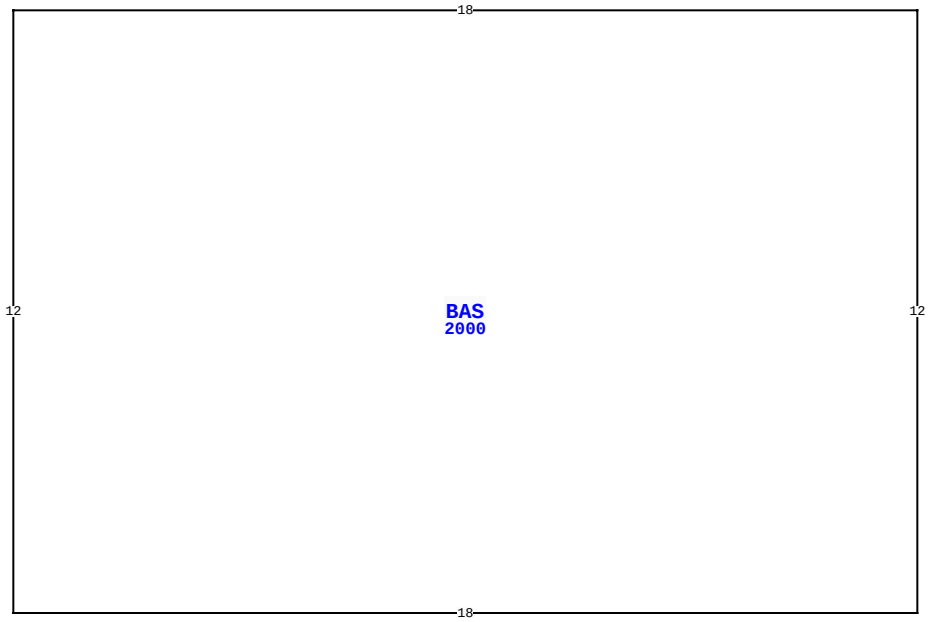
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	216	6,309
TOTALS	216		216	6,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	216	89.9262	41.14	8,886	2000	2000	0	0	0	29.00	71.00

1 STOR WAREH – 0% - 0 Heated Area: 216 HX Base Yr



616322 RIVER RD, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	05/24/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	6,309
TOTAL MARKET OB/XF VALUE	5,731
TOTAL LAND VALUE - MARKET	59,674
TOTAL MARKET VALUE	71,714
SOH/AGL Deduction	0
ASSESSED VALUE	71,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,714
TOTAL JUST VALUE	71,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0864/0583	1/26/1999	WD	U	V	09	1,354,571
GRANTOR: OKEFENOKE RURAL ELECT						
GRANTEE: GEORGIA TRANSMISSIO						
0206/0619	1/01/1975	WD	Q	V		20,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 S12 E18 N12$.

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	0430	CL FNC 6B	0	0	0	0	760.00	LF	9.70	9.70	100	2000	2000	3	52	3,833	
2	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	52	728	
3	0978	SECURTY LT	0	0	0	0	10.00	UT	225.00	225.00	100	2000	2000	3	52	1,170	

LAND DESCRIPTION

TOTAL OB/XF 5,731

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	009100	C	UTILITY	0		OR	0.00	0.00	6.66	AC		1.00	1.00	0.56	16,000.00	8,960.00	59,674							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 6.66 Total Land Value: 59,674 Market: 0 Agricultural: 0 Common: 59,674 PRINTED 08/06/2024 BY SYS