PT LOTS 5,6,7,8 & PT OF NW1/4
OF NW1/4 SEC 30-3N-24E IN
OR 1459/816 CORNWALL SURVEY

SOUTHERN NATURAL GAS COMPANY
PO BOX 4372
HOUSTON, TX 77210-4372

2024

30-3N-24-2020-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,544
TOTAL MARKET VALUE	5,544
SOH/AGL Deduction	1,817
ASSESSED VALUE	3,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,727
TOTAL JUST VALUE	5,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0816	11/15/2006	WD	Q	V		35,000

GRANTOR: FREEMAN B T TRUSTEE
GRANTEE: SOUTHERN NATURAL GA

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	009100	C	UTILITY	0		OR	0.00	0.00	3.08	AC		1.00	1.00	0.10	18,000.00	1,800.00	5,544							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.08 Total Land Value: 5,544 Market: 0 Agricultural: 0 Common: 5,544 PRINTED 08/06/2024 BY SYS