BLOCK 2 PT OF LOT 6 IN
OR 1002/1186 & OR 2046/103
NEWCOMB SUB-SOUTH CALLAHAN

WILLIAMS CAROLYN D/GODWIN DAVID ANTHONY JR
5510 MONTGOMERY ST LOT 6
SAVANNAH, GA 31405

2024

32-2N-25-2920-0002-0067

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

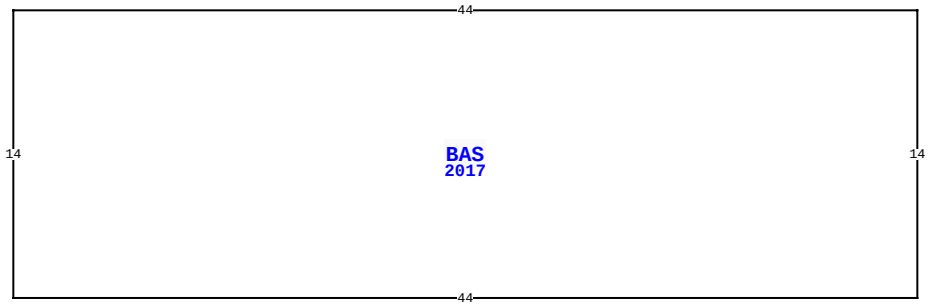
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	51,414
TOTALS	616		616	51,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	616	107.8000	102.41	63,085	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 616 HX Base Yr



44427 COMMANCHEE RD, 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	51,414
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	97,814
SOH/AGL Deduction	37,841
ASSESSED VALUE	59,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,973
TOTAL JUST VALUE	97,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006899	CO ISSUED	0	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2046/0103	5/08/2016	QC	U	I	11	100
GRANTOR: GODWIN DAPHENE DONNA						
GRANTEE: GODWIN DAVID ANTHON						
1242/0489	6/30/2004	QC	U	I	01	100
GRANTOR: ELMORE DOROTHY D						
GRANTEE: GODWIN DAPHENE DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W44 S14 E44 N14$.

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	0940	SHEDS/PORT	0	0	0	0	900.00	SF	30.00	30.00	100	1980	1980	3	20	5,400	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1940	1940	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS