LOT 17
IN OR 2058/1428
EX R/W OR 1004/784

MOODY WANELL
586 DEENS LANDING RD
BAXLEY, GA 31513

2024

33-1N-24-2050-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

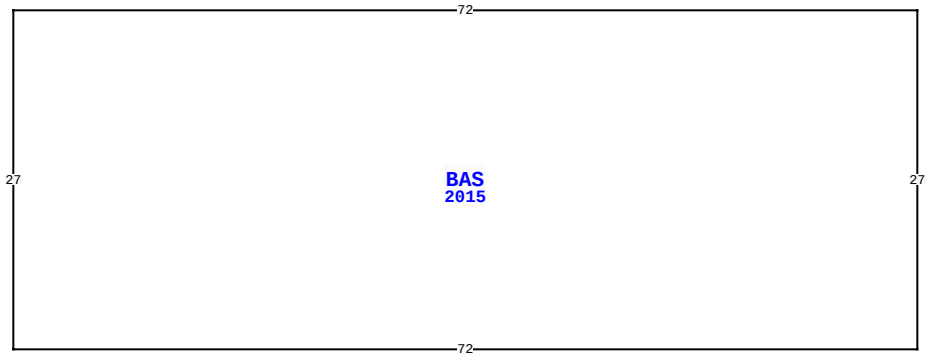
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	89,916
TOTALS	1,944		1,944	89,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	128.4800	96.36	187,324	2001	2001	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 1944 HX Base Yr



12918 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,916
TOTAL MARKET OB/XF VALUE	9,707
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	129,623
SOH/AGL Deduction	12,877
ASSESSED VALUE	116,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,746
TOTAL JUST VALUE	129,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2058/1428	3/22/2016	SW	U	I	12	28,100
GRANTOR: LONG BEACH MORTGAGE L						
GRANTEE: MOODY WANELL						
2015/0215	11/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LONG BEACH MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W72 S27 E72 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
1	0510	GARAGE WD-	0	0	27	19	513.00	SF	35.00	35.00	100	2003	2003	3	32	5,746	
2	0812	CONCRETE C	0	0	0	0	1,193.00	SF	4.00	4.00	100	2003	2003	3	83	3,961	

LAND DESCRIPTION

TOTAL OB/XF 9,707

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	0004	OR	186.00	248.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS