TRACT 19 IN OR 150/369
LEE STONER SHORES 3 UNR

CLARK JULIAN W EST
C/O MIKE & CYNTHIA GROVENSTEIN, 240 MORGAN ROAD
SPRINGFIELD, GA 31329

2024

37-1N-25-296C-0019-0000

BUILDING CHARACTERISTICS

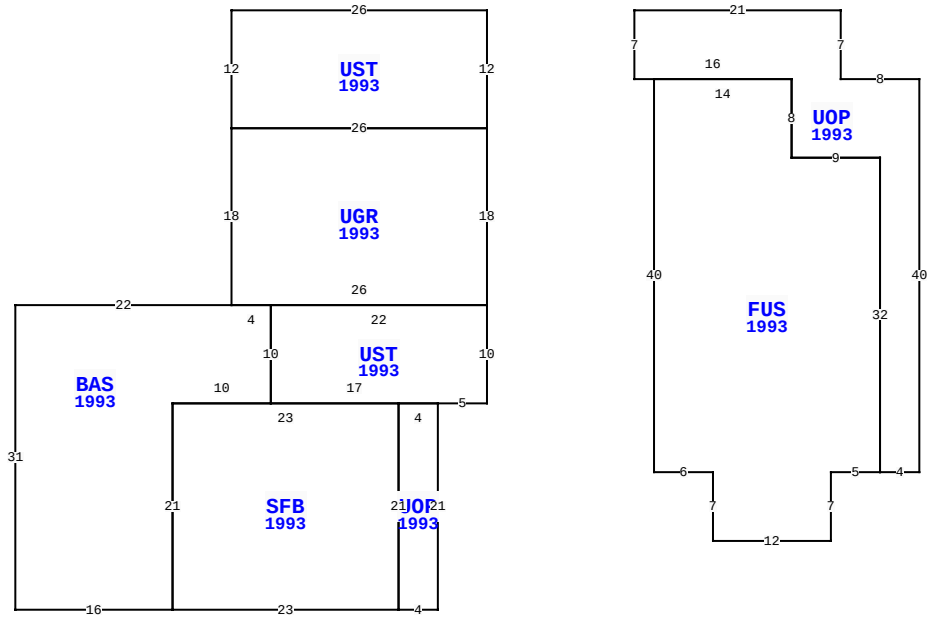
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	596	100	596	41,431
FUS	932	100	932	64,789
SFB	483	80	386	26,833
UGR	468	45	211	14,668
UOP	84	20	17	1,182
UOP	379	20	76	5,283
UST	220	45	99	6,882
UST	312	45	140	9,732
TOTALS	3,474		2,457	170,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,457	98.6880	93.75	230,344	1973	1973	0	0	0	25.85	74.15

1 SINGLE FAM – 0% - 0 Heated Area: 1914 HX Base Yr



54069 LISA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	170,800
TOTAL MARKET OB/XF VALUE	4,239
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	220,039
SOH/AGL Deduction	21,477
ASSESSED VALUE	198,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,562
TOTAL JUST VALUE	220,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0150/0369	1/01/1973	WD	U	V		1,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 S12 UGR=[YR=1993] S18 BAS=[YR=1993] W22 S31 E16 SFB=[YR=1993] E23 UOP=[YR=1993] E4 N21 UST=[YR=1993] E5 N10 W22 S10 E17 $ W4 S21 $ N21 W23 S21 $ N21 E10 N10 W4 $ E26 N18 W26 $ E26 N12 $ PTR= E15 UOP=[YR=1993] E21 S7 E8 S40 W4 FUS=[YR=1993] W5 S7 W12 N7 W6 N40 E14 S8 E9 S32 $ N32 W9 N8 W16 N7 $ W15 $.

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	0803	ASPHALT C	0	0	0	0	2,658.00	SF	2.00	2.00	100	1980	1980	3	50	2,658	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	38	760	
3	0351	CARPORT MT	0	0	9	24	216.00	SF	5.90	5.90	100	2000	2000	3	20	255	
4	0351	CARPORT MT	0	0	24	20	480.00	SF	5.90	5.90	100	2000	2000	3	20	566	

LAND DESCRIPTION

TOTAL OB/XF 4,239

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	000100	C	SFR	0		RM	150.00	333.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS