TRACT 31
NASSAU VILLAGE WEST PB 5/23

MERON ADAM JACOB
659 FOREST TRACE
WAVERLY, GA 31565

2024

37-1N-25-299F-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

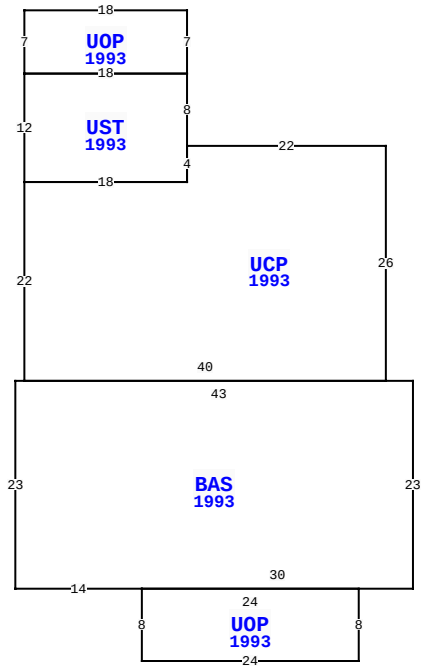
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	24,907
UCP	968	20	194	4,775
UOP	126	25	32	788
UOP	192	25	48	1,181
UST	216	55	119	2,929
TOTALS	2,514		1,405	34,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,405	117.2000	82.04	115,266	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1012 HX Base Yr



54490 LAWHON 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	34,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	79,580
SOH/AGL Deduction	0
ASSESSED VALUE	79,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,580
TOTAL JUST VALUE	79,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7952	MH MOVE-ON	22,700	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2652/1981	7/07/2023	WD	U	I	37	30,000
GRANTOR: HOLLY DONNA RHEA						
GRANTEE: MERON ADAM JACOB						
2649/1782	6/22/2023	FJ	U	I	11	0
GRANTOR: HOLLY DAVID L EST						
GRANTEE: HOLLY DONNA RHEA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W22 UST=[YR=1993] N8 UOP=[YR=1993] N7 W18 S7 E18$ W18 S12 E18 N4$ S4 W18 S22 BAS=[YR=1993] W1 S23 E14 UOP=[YR=1993] S8 E24 N8 W24$ E30 N23 W43$ E40 N26$.

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	000102	C	SFR/MH	0	0005	RM	162.00	270.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS