LOT 6
IN OR 1256/254
R672451 & R672452

JOHNS TONY LEE
123 HWY 301 S
NAHUNTA, GA 31553

2024

37-3N-24-2710-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
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

36265 HOLIDAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,016
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	44,016
SOH/AGL Deduction	5,467
ASSESSED VALUE	38,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,549
TOTAL JUST VALUE	44,016
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002271	REPLACEMENT SINGL	0	02/27/2024
MH230015518		0	12/05/2023
MH961461	MH MOVE-ON	0	08/01/1996
93595	NEW CONSTR	58,800	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1256/0254	8/31/2004	WD	U	V	10	4,500
GRANTOR: ARMSTRONG WILLIAM & J						
GRANTEE: JOHNS TONY LEE						
0623/0905	4/10/1991	AD	Q	V		4,000
GRANTOR: ARMSTRONG & REEVES						
GRANTEE: JOHNS TONY LEE						

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
1	0681	POLE SHED	0	0	30	16	480.00	SF	15.00	15.00	100	2000	2000	3	28	2,016	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1977		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1977		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,016

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	30,000.00	30,000.00	30,000							

REVIEW DATE 01/31/2024 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS