

PT WILLIAM BERRIE GRANT
 SEC 40-2N-28E &
 PT SEC 27-2N-28E

WOOTEN THOMAS/WOOTEN OLIN
 340 MCEACHIN LANDING RD
 HAZELHURST, GA 31539

2024

40-2N-28-0000-0061-0280



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100											
DOR CODE		9400 RIGHTS-OF-WAY																		PERMIT NUM DESCRIPTION AMT ISSUED TOTALS											
MAP NUM		MKT AREA 04																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0919/0766 2/08/2000 WD U V 11 1,176,500 GRANTOR: DAVIS JOHN E & PEGGY GRANTEE: WOOTEN THOMAS & OLI											
NEIGHBORHOOD/LOC		4005.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																
L N	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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009400	C	RIGHTOFWAY	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 02/27/2019 BY HW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																															