LOT 41
LIGHTHOUSE POINTE PB 6/157

LOTT SLOAN MORGAN
1909 BLACKSHEAR HWY SOUTH
BAXLEY, GA 31513

2024

41-3N-28-1250-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

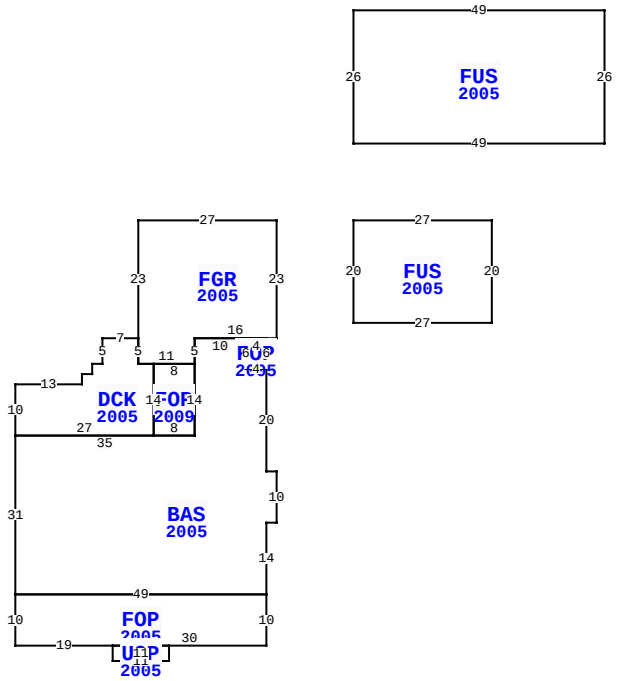
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	259,891
DCK	357	10	36	5,253
FGR	676	55	372	54,284
FOP	24	30	7	1,022
FOP	490	30	147	21,451
FOP	112	30	34	4,961
FUS	540	100	540	78,799
FUS	1,274	100	1,274	185,907
UOP	33	20	7	1,022
TOTALS	5,287		4,198	612,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,198	108.9968	163.50	686,373	2001	2001	0	0	0	10.75	89.25

1 SFR CUST – 0% - 0 Heated Area: 3595 HX Base Yr



28605 GRANDVIEW MNR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	612,588
TOTAL MARKET OB/XF VALUE	9,540
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	722,128
SOH/AGL Deduction	172,890
ASSESSED VALUE	549,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,238
TOTAL JUST VALUE	722,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	704,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018037	NEW CONSTR	400,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/451	9/01/2023	QC	U	I	11	100
GRANTOR: LOTT JASON JAMES						
GRANTEE: LOTT SLOAN MORGAN						
1682/1109	6/04/2010	WD	U	I	12	200,000
GRANTOR: THE HERITAGE BANK						
GRANTEE: LOTT SLOAN M & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W27 S23 DCK=[YR=2005] W7 S5 W2 S2 W2 S2 W13 S10 E27 FOP=[YR=2009] E8 N14 W8 S14 $ N14 W3 N5 $ S5 E11 BAS=[YR=2005] S14 W35 S31 FOP=[YR=2005] S10 E19 UOP=[YR=2005] S3 E11 N3 W11 $ E30 N10W49 $ E49 N14 E2 N10 W2 N20 FOP=[YR=2005] N6 W4 S6 E4 $ W4 N6 W10 S5 $ N5 E16 N23 $ PTR= E15 FUS=[YR=2005] E27 S20 W27 N20 $ W15 $ PTR= E15 N15 FUS=[YR=2005] N26 E49 S26 W49 $ S15 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	0	0	0	792.00	SF	5.20	5.20	100	2005	2005	3	86	3,542	
3	0858	SCULP CONC	0	0	0	0	231.00	SF	13.00	13.00	100	2005	2005	3	96	2,883	

LAND DESCRIPTION

TOTAL OB/XF 9,540

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS