

PT OF JOHN LOW MILL GRANT  
SEC 42-2N-27E IN OR 2552/1901  
BEING PARCELS A,B & C

KELLY TOURS PROPERTY LLC  
2788 HWY 80 W  
GARDEN CITY, GA 31408

2024

42-2N-27-0000-0103-0040



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 30 VINYL 100      |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 08 SHT VINYL 20   |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 5 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 8 100             |
| RMS                      | 6 100             |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 OWNER OCC 100  |

|                  |         |                  |    |
|------------------|---------|------------------|----|
| Quality          | 03      | Quality Level 03 |    |
| DOR CODE         | 2700    | VEH SALE/REPAIR  |    |
| MAP NUM          |         | MKT AREA         | 04 |
| NEIGHBORHOOD/LOC | 4051.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,479            | 100         | 1,479        | 56,627               |
| FOP       | 72               | 30          | 22           | 842                  |
| UUS       | 821              | 50          | 410          | 15,698               |
| TOTALS    | 2,372            |             | 1,911        | 73,168               |

| EXTRA FEATURES |            |             |         |   |     |           |    |          |                |
|----------------|------------|-------------|---------|---|-----|-----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W   | UNITS     | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0       | 0 | 0   | 7,925.00  | SF | 4.00     | 4.00           |
| 2              | 0811       | CONCRETE B  | 0       | 0 | 12  | 408.00    | SF | 5.20     | 5.20           |
| 3              | 0972       | ST LGHT UN  | 0       | 0 | 0   | 2.00      | UT | 2,530.00 | 2,530.00       |
| 4              | 0975       | ST LT/ARM   | 0       | 0 | 0   | 1.00      | UT | 500.00   | 500.00         |
| 5              | 0402       | CONC BUMPE  | 0       | 0 | 0   | 6.00      | UT | 25.00    | 25.00          |
| 6              | 0810       | CONCRETE A  | 0       | 0 | 30  | 810.00    | SF | 6.50     | 6.50           |
| 7              | 0803       | ASPHALT C   | 0       | 0 | 0   | 14,751.00 | SF | 2.00     | 2.00           |
| 8              | 0443       | STK FNC 6'  | 0       | 0 | 0   | 894.00    | LF | 10.00    | 10.00          |
| 9              | 0422       | CL FNC 4'   | 0       | 0 | 0   | 400.00    | LF | 15.00    | 15.00          |
| 10             | 0474       | VF 4 RAIL   | 0       | 0 | 320 | 1,280.00  | LF | 9.25     | 9.25           |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 002700   | C   | AUTO SALES           | 0   | 0004 | CI       | 125.00 | 270.00 | 101,500.00  |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |    |       |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 1709                                                 | 04  | 1,911     | 90.3420     | 73.63          | 140,707        | 2008 | 2008 | 0    | 0    | 10 | 38.00 | 52.00  |
| 2 MH OFFICE - 0% - 2023 Heated Area: 1479 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |
|                                                      |     |           |             |                |                |      |      |      |      |    |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                      |     |           |             |                |                |      |      |      |      |    |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                     |     |           |             |                |                |      |      |      |      |    |       |        |
| 850737 US HWY 17, YULEE 04/01/2023 DCA               |     |           |             |                |                |      |      |      |      |    |       |        |

| TOTAL OB/XF |            |             |         |   |     |           |    |          |                |           |         |             |
|-------------|------------|-------------|---------|---|-----|-----------|----|----------|----------------|-----------|---------|-------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W   | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1           | 0812       | CONCRETE C  | 0       | 0 | 0   | 7,925.00  | SF | 4.00     | 4.00           | 100       | 1987    | 1987        |
| 2           | 0811       | CONCRETE B  | 0       | 0 | 12  | 408.00    | SF | 5.20     | 5.20           | 100       | 1997    | 1997        |
| 3           | 0972       | ST LGHT UN  | 0       | 0 | 0   | 2.00      | UT | 2,530.00 | 2,530.00       | 100       | 2000    | 2000        |
| 4           | 0975       | ST LT/ARM   | 0       | 0 | 0   | 1.00      | UT | 500.00   | 500.00         | 100       | 2000    | 2000        |
| 5           | 0402       | CONC BUMPE  | 0       | 0 | 0   | 6.00      | UT | 25.00    | 25.00          | 100       | 2000    | 2000        |
| 6           | 0810       | CONCRETE A  | 0       | 0 | 30  | 810.00    | SF | 6.50     | 6.50           | 100       | 2000    | 2000        |
| 7           | 0803       | ASPHALT C   | 0       | 0 | 0   | 14,751.00 | SF | 2.00     | 2.00           | 100       | 2003    | 2003        |
| 8           | 0443       | STK FNC 6'  | 0       | 0 | 0   | 894.00    | LF | 10.00    | 10.00          | 100       | 2008    | 2008        |
| 9           | 0422       | CL FNC 4'   | 0       | 0 | 0   | 400.00    | LF | 15.00    | 15.00          | 100       | 2003    | 2003        |
| 10          | 0474       | VF 4 RAIL   | 0       | 0 | 320 | 1,280.00  | LF | 9.25     | 9.25           | 100       | 2008    | 2008        |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |           |     |          |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1           | 002700   | C   | AUTO SALES           | 0   | 0004 | CI       | 125.00 | 270.00 | 101,500.00  | SF        |     | 1.00     |

| NASSAU COUNTY PROPERTY                                     |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                                          |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 2 4                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 73,168                               |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 60,245                            |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 304,500                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 437,913                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 0                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 437,913                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 0                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 437,913                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 437,913                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 451,946                            |  |  |  |  |  |  |  |  |  |  |  |  |
| KELLY TOURS                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| PERMIT NUM DESCRIPTION AMT ISSUED                          |  |  |  |  |  |  |  |  |  |  |  |  |
| E21409 NEW CONSTR 0 11/01/2008                             |  |  |  |  |  |  |  |  |  |  |  |  |
| B22023 XF0B 8,000 10/01/2008                               |  |  |  |  |  |  |  |  |  |  |  |  |
| M14042 MECH OTHER 0 08/01/2008                             |  |  |  |  |  |  |  |  |  |  |  |  |
| P13407 OTHER 0 08/01/2008                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| B21466 DEMOLITION 3,800 05/01/2008                         |  |  |  |  |  |  |  |  |  |  |  |  |
| BL47608 CARPORT 13,960 08/01/2000                          |  |  |  |  |  |  |  |  |  |  |  |  |
| SALES DATA                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE |  |  |  |  |  |  |  |  |  |  |  |  |
| 2552/1901 3/25/2022 WD Q I 01 525,000                      |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: QUALITY MOBILE HOMES                              |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: KELLY TOURS PROPERT                               |  |  |  |  |  |  |  |  |  |  |  |  |
| 1761/0893 9/28/2011 WD U I 30 100                          |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: JONES AUGUSTUS W                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: JONES AUGUSTUS W TR                               |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2008;ORIG=0,0] W51 S29 E26 E9 E16 N29 \$              |  |  |  |  |  |  |  |  |  |  |  |  |
| UUS=[YR=2008;ORIG=10,10] E4 N7 E6 S7 E4 S7 E4 N7 E23 N7 E6 S7 |  |  |  |  |  |  |  |  |  |  |  |  |
| E4 S15 W51 N15 \$                                             |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2008;ORIG=-16,29] W9 S8 E9 N8 \$                      |  |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                     |  |  |  |  |  |  |  |  |  |  |  |  |

[illegible]