

BLOCK 14  
IN OR 811 PG 1383  
E J JOHNSON ADD TO YULEE UNR

MORGAN RUSSELL JR  
PO BOX 570  
KINGSLAND, GA 31548

2024

42-2N-27-4340-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 54,101 <b>TOTAL MARKET VALUE</b> 54,101 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 54,101 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 54,101 <b>TOTAL JUST VALUE</b> 54,101 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 54,101																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0811/1383</td> <td>10/29/1997</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>16,000</td> </tr> <tr> <td colspan="7">GRANTOR: FOURES CHARLES M ETAL</td> </tr> <tr> <td colspan="7">GRANTEE: MORGAN RUSSELL JR</td> </tr> <tr> <td>0811/1381</td> <td>10/29/1997</td> <td>WD U</td> <td>V</td> <td>01</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: FOURES JOANNE S</td> </tr> <tr> <td colspan="7">GRANTEE: FOURES CHARLES M</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0811/1383	10/29/1997	WD Q	V			16,000	GRANTOR: FOURES CHARLES M ETAL							GRANTEE: MORGAN RUSSELL JR							0811/1381	10/29/1997	WD U	V	01		100	GRANTOR: FOURES JOANNE S							GRANTEE: FOURES CHARLES M						
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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																																																														
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1	001000	C	COMMERCIAL	0		CG	0.00	0.00	47,044.00	SF		1.00	1.00	1.00	1.15	1.15	54,101																																																													
<b>REVIEW DATE</b> 02/14/2024 <b>BY</b> KBA    Total Acres: 0.00    Total Land Value: 54,101    Market: 0    Agricultural: 0    Common: 54,101 <b>PRINTED 08/06/2024 BY SYS</b>																																																																														