

BLOCK 15
IN OR 750/260
E J JOHNSON ADD TO YULEE UNR

MORGAN RUSSELL JR
PO BOX 570
KINGSLAND, GA 31548

2024

42-2N-27-4340-0015-0000



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																																																								
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 38,115 TOTAL MARKET VALUE 38,115 SOH/AGL Deduction 16,902 ASSESSED VALUE 21,213 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,213 TOTAL JUST VALUE 38,115 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 38,115																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <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>0750/0260</td> <td>1/31/1996</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>5,000</td> </tr> <tr> <td colspan="7">GRANTOR: COCHRAN MARK D & ALVI</td> </tr> <tr> <td colspan="7">GRANTEE: MORGAN RUSSELL JR</td> </tr> <tr> <td>0479/0202</td> <td>1/01/1986</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>1,600</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0750/0260	1/31/1996	WD Q	Q	V		5,000	GRANTOR: COCHRAN MARK D & ALVI							GRANTEE: MORGAN RUSSELL JR							0479/0202	1/01/1986	WD Q	Q	V		1,600	GRANTOR:							GRANTEE:						
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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	15,246.00	SF		1.00	1.00	0.50	5.00	2.50	38,115																																																													
REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 38,115 Market: 0 Agricultural: 0 Common: 38,115 PRINTED 08/06/2024 BY SYS																																																																														