BLOCK 8 LOT 7
IN OR 823 PG 265
R378287 & R378288

THORNTON COLVIN M & SHARON M
1007 SCHLATTERVILLE RD
WAYCROSS, GA 31503

2024

42-2N-27-4613-0008-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

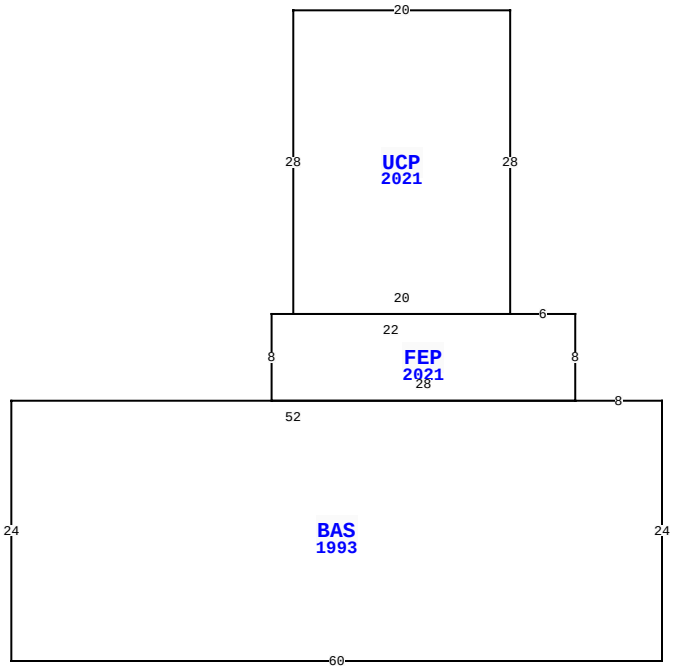
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	37,256
FEP	224	85	190	4,916
UCP	560	20	112	2,898
TOTALS	2,224		1,742	45,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,742	123.2000	86.24	150,230	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1630 HX Base Yr



85570 RADIO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,069
TOTAL MARKET OB/XF VALUE	17,986
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	143,055
SOH/AGL Deduction	34,576
ASSESSED VALUE	108,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,479
TOTAL JUST VALUE	143,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/0265	2/20/1998	WD	U	I	07	100
GRANTOR: HARMAN TERRANCE & SHA						
GRANTEE: THORNTON COLVIN & S						
0820/1556	1/27/1998	WD	U	I	07	100
GRANTOR: HARMAN TERRANCE D & S						
GRANTEE: THORNTON COLVIN & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=2021] N8 W6 UCP=[YR=2021] N28 W20 S28 E20$ W22 S8 E28$ W52 S24 E60 N24 $.

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	1989	1989	3	66	2,310	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1989	1989	3	20	128	
3	0811	CONCRETE B	0	0	96	10	960.00	SF	5.20	5.20	100	1992	1992	3	64	3,195	
4	1242	WD DECK A	0	0	8	28	224.00	SF	10.00	10.00	100	1997	1997	3	20	448	
5	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
6	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1994	1994	3	68	849	
7	0510	GARAGE WD-	0	0	24	36	864.00	SF	35.00	35.00	100	1994	1994	3	20	6,048	
8	0351	CARPORT MT	0	0	54	44	2,376.00	SF	10.00	10.00	100	1995	1995	3	20	4,752	

LAND DESCRIPTION

TOTAL OB/XF 17,986

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS