

LOTS 3 THRU 11
PT OR 748/83
CHESTER MEADOWS PB 5/40

BELL RIVER PARTNERSHIP
2207 N CENTRAL AVENUE
TIFTON, GA 31794

2024

43-3N-28-5101-0003-0000



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																																																																																																																																																																																																																																																																																																																																																																	
															<table border="1"> <tr> <td colspan="15">VALUATION BY</td> <td colspan="5">STANDARD</td> </tr> <tr> <td colspan="15">Tax Group: 4</td> <td colspan="5">Tax Dist:</td> <td colspan="5"></td> </tr> <tr> <td colspan="15">BUILDING MARKET VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">TOTAL MARKET OB/XF VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">TOTAL LAND VALUE - MARKET</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">TOTAL MARKET VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">SOH/AGL Deduction</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">ASSESSED VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">TOTAL EXEMPTION VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">BASE TAXABLE VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">TOTAL JUST VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">NCON VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">INCOME VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> <tr> <td colspan="15">PREVIOUS YEAR MKT VALUE</td> <td colspan="5"></td> <td colspan="5">0</td> </tr> </table>															VALUATION BY															STANDARD					Tax Group: 4															Tax Dist:										BUILDING MARKET VALUE																				0					TOTAL MARKET OB/XF VALUE																				0					TOTAL LAND VALUE - MARKET																				0					TOTAL MARKET VALUE																				0					SOH/AGL Deduction																				0					ASSESSED VALUE																				0					TOTAL EXEMPTION VALUE																				0					BASE TAXABLE VALUE																				0					TOTAL JUST VALUE																				0					NCON VALUE																				0					INCOME VALUE																				0					PREVIOUS YEAR MKT VALUE																				0				
VALUATION BY															STANDARD																																																																																																																																																																																																																																																																																																																																																																							
Tax Group: 4															Tax Dist:																																																																																																																																																																																																																																																																																																																																																																							
BUILDING MARKET VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
TOTAL MARKET OB/XF VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
TOTAL LAND VALUE - MARKET																				0																																																																																																																																																																																																																																																																																																																																																																		
TOTAL MARKET VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
SOH/AGL Deduction																				0																																																																																																																																																																																																																																																																																																																																																																		
ASSESSED VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
TOTAL EXEMPTION VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
BASE TAXABLE VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
TOTAL JUST VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
NCON VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
INCOME VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
PREVIOUS YEAR MKT VALUE																				0																																																																																																																																																																																																																																																																																																																																																																		
DOR CODE															N. NOTE RECORD																																																																																																																																																																																																																																																																																																																																																																							
MAP NUM															MKT AREA															04																																																																																																																																																																																																																																																																																																																																																								
NEIGHBORHOOD/LOC															4031.00																																																																																																																																																																																																																																																																																																																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																		
TOTALS															96899 BLACKROCK RD, YULEE																																																																																																																																																																																																																																																																																																																																																																							
EXTRA FEATURES															<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE																																																																																																																																																																																																																																																																																																																																														
BLD DATE		LGL DATE																																																																																																																																																																																																																																																																																																																																																																																				
XF DATE		LAND DATE																																																																																																																																																																																																																																																																																																																																																																																				
INC DATE		AG DATE																																																																																																																																																																																																																																																																																																																																																																																				
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																																																																																																																																																																																																																																																																																																																																																																							
BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																						
BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																						
LAND DESCRIPTION															TOTAL OB/XF 0																																																																																																																																																																																																																																																																																																																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																																																																																														
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																																																																																						