

BLOCK 2 LOT 9
IN OR 971/400
REPLAT SEYMORE POINT &

HOPKINS JOHN R & OLIVIA S
6226 PALMETTO WAY
BLACKSHEAR, GA 31516

2024

44-2N-28-5140-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	992	77,035
BAS	403	100	403	31,296
UDG	273	55	150	11,648
UDU	189	55	104	8,076
TOTALS	1,857		1,649	128,056

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	0	0	0	1,250.00	SF	40.00	40.00	11,500
2	0303	FLT DOCK W	0	0	8	20	240.00	SF	26.00	26.00	1,248
3	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	144
4	1242	WD DECK A	0	0	12	45	540.00	SF	10.00	10.00	1,080
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	1,700
6	0752	USP	0	0	6	5	30.00	SF	15.00	15.00	131
7	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	1,024
8	0350	CARPORT WD	0	0	15	30	450.00	SF	13.00	13.00	2,048
9	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	875

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	0	0005	RSF	1100.00	250.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,649	92.1060	87.50	144,288	1940	2000	0	0	11.25	88.75
1 SINGLE FAM - 0% - 0 Heated Area: 1395 HX Base Yr											
13 32 31 31 13 32 BAS 2001 BAS 1993 9 13 21 21 9 13 UDU 1993 UDG 1993											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

TOTAL OB/XF											
19,750											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		128,056	
TOTAL MARKET OB/XF VALUE		19,750	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		897,806	
SOH/AGL Deduction		408,230	
ASSESSED VALUE		489,576	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		489,576	
TOTAL JUST VALUE		897,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0971/0400	2/15/2001	WD Q	I			270,000	
GRANTOR: WOOD ROBERT BARCLAY &							
GRANTEE: HOPKINS JOHN R & OL							
0896/1675	8/26/1999	WD U	I	06		55,000	
GRANTOR: SMITH ELIZABETH S & H							
GRANTEE: WOOD ROBERT BARCLAY							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W32 BAS=[YR=2001] W13 S31 E13 N31 \$ S31 E32 N31 \$ PTR= E10 UDU=[YR=1993] E9 UDG=[YR=1993] E13 S21 W13N21 \$ S21 W9 N21 \$ W10 \$.											