PT DELIA BROADAWAY GRANT
SEC 44-4N-23E IN OR 1563/1672

RAY CAROL J
1438 GROVE PARK DR, UNIT 4-A
COLUMBUS, GA 31904

2024

44-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

R L JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/16/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	209,440
TOTAL MARKET VALUE	10,347
SOH/AGL Deduction	0
ASSESSED VALUE	10,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,347
TOTAL JUST VALUE	209,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1563/1672	4/29/2008	WD	U	V	01	100
GRANTOR: JOHNSON BETTY WOOD						
GRANTEE: RAY CAROL JOHNSON						
0454/0668	4/17/1985	MS	U	I	06	100
GRANTOR: JOHNSON BETTY WOOD						
GRANTEE: ST MARY'S RIVER RAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	15.92	AC		1.00	1.00	1.00	415.00	415.00	6,607							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.92	AC		1.00	1.00	1.00	7,000.00	7,000.00	209,440							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 29.92 Total Land Value: 10,347 Market: 209,440 Agricultural: 10,347 Common: 0 PRINTED 08/06/2024 BY SYS