

MCCULLOUGH JAMES C/LIPSETT RACHEL J
1272 KINGSLAND DR
FOLKSTON, GA 31537-2884

47-4N-23-0000-0001-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD	TYPE										MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
Exterior Wall	05	AVERAGE 100										0800	02	1,216	117.2000	87.90	106,886	2005	2005	0	0	0	44.00	56.00																	
Roof Structur	03	GABLE/HIP 100										1 M/H 94+ - 0% - 0										Heated Area: 1216										HX Base Yr									
Roof Cover	03	COMP SHNGL 100										76 16 BAS 2005 76 16																													
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																				09																			
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,216	100	1,216	59,856																																					
TOTALS		1,216										1,216										59,856																			
EXTRA FEATURES										28727 TRACY RD, HILLIARD										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	06/13/2023 MLU																								
1	0351	CARPORT MT	0	0	20	18		360.00	SF	5.60						484																									
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