LOT 5
PINEY POINT SUB PB 3/62
IN OR 2337/977

CLINE DANA
2175 MAE ST
WAYCROSS, GA 31501

**2024**

**49-2N-25-4120-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

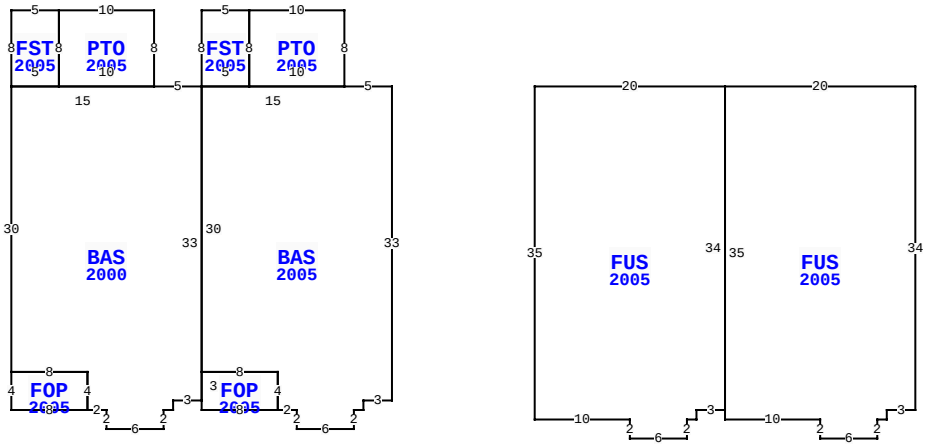
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 7001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 657 | 100 | 657 | 89,867 |
| BAS | 657 | 100 | 657 | 89,867 |
| FOP | 32 | 30 | 10 | 1,368 |
| FOP | 32 | 30 | 10 | 1,368 |
| FST | 40 | 55 | 22 | 3,009 |
| FST | 40 | 55 | 22 | 3,009 |
| FUS | 709 | 100 | 709 | 96,979 |
| FUS | 709 | 100 | 709 | 96,979 |
| PTO | 80 | 5 | 4 | 547 |
| PTO | 80 | 5 | 4 | 547 |
| TOTALS | 3,036 | | 2,804 | 383,541 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,804 | 119.5950 | 149.49 | 419,170 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 DUPLEX – 0% - 0 Heated Area: 2732 HX Base Yr




45133 AIRSTREAM AV, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/02/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 383,541 |
| TOTAL MARKET OB/XF VALUE | 5,593 |
| TOTAL LAND VALUE - MARKET | 53,900 |
| TOTAL MARKET VALUE | 443,034 |
| SOH/AGL Deduction | 138,057 |
| ASSESSED VALUE | 304,977 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 304,977 |
| TOTAL JUST VALUE | 443,034 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 412,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2722 | NEW CONSTR | 147,420 | 10/08/2004 |
| 2092 | MH MOVE-ON | 0 | 10/16/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2506/1678 | 10/18/2021 | PR | U | I | 19 | 100 |
| GRANTOR: BUCKLAND KARA P/R OF | | | | | | |
| GRANTEE: CLINE DANA | | | | | | |
| 2337/0977 | 2/05/2020 | FJ | U | I | 11 | 100 |
| GRANTOR: SMITH ROLAND ESTATE | | | | | | |
| GRANTEE: SMITH KATHY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W5 PTO=[YR=2005] N8 W10 FST=[YR=2005] W5 S8 E5 N8 $ S8 E10 $ W15 BAS=[YR=2000] W5 PTO=[YR=2005] N8 W10 FST=[YR=2005] W5 S8 E5 N8 $ S8 E10 $ W15 S30 FOP=[YR=2005] S4 E8 N4 W8 $ E8 S4 E2 S2 E6 N2 E1 N1 E3 FOP=[YR=2005] S1 E8 N4 W8 S3 $ N33 $ S30 E8 S4 E2 S2 E6 N2 E1 N1 E3 N33 $ PTR= E15 FUS=[YR=2005] E20 FUS=[YR=2005] E20 S34 W3 S1 W1 S2 W6 N2 W10 N35 $ S34 W3 S1 W1 S2 W6 N2 W10 N35 $ W15 $ .

### 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,626.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 5,593 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,593

| 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 | 000000 | C | VAC RES | 0 | | RL | 77.00 | 110.00 | 77.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 53,900 | | | | | | | |

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 53,900 Market: 0 Agricultural: 0 Common: 53,900 PRINTED 08/06/2024 BY SYS