LOT 2
IN OR 1509/1062
KINGS PLANTATION PB 6/235

TAYLOR RICHARD D & CONNIE R
PO BOX 216
FOLKSTON, GA 31537

2024

49-4N-25-4201-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

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

49094 RIVER BLUFF DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	133,184
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	283,184
SOH/AGL Deduction	37,131
ASSESSED VALUE	246,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,053
TOTAL JUST VALUE	283,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1509/1062	7/02/2007	WD	U	I	11	260,000
GRANTOR: GRAHAM SHARI T & ALBE						
GRANTEE: TAYLOR RICHARD D &						
1420/0100	6/15/2006	WD	U	I	06	100
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: GRAHAM SHARI T & AL						

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
1	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2004	2004	3	36	1,198	
2	0311	WD GANG WY	0	0	0	0	14.00	SF	45.00	45.00	100	2004	2004	3	22	139	
3	0304	DOCK MD WD	0	0	0	0	285.00	SF	28.00	28.00	100	2004	2004	3	36	2,873	
4	0304	DOCK MD WD	0	0	30	14	420.00	SF	28.00	28.00	100	2004	2004	3	36	4,234	
5	0921	CWALL-CC P	0	0	0	0	225.00	LF	660.00	660.00	100	2004	2004	3	84	124,740	

LAND DESCRIPTION

TOTAL OB/XF 133,184

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	000132	C	SFR RIVER	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS