PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 609/780
(EX PT IN OR 697-1017,

DYAL GERALDINE
P O BOX 672
ST MARYS, GA 31558

2024

50-3N-27-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

OFF CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,664
TOTAL LAND VALUE - MARKET	145,600
TOTAL MARKET VALUE	17,685
SOH/AGL Deduction	4,373
ASSESSED VALUE	13,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,312
TOTAL JUST VALUE	160,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,347

ALSO OWNS ADJCNT PARCELS: -0002-0030/ 0050/ 0060

TRAVEL TRAILOR ON PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1149	TEMP POLE	400	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0609/0780	10/12/1990	WD	U	V	18	100
GRANTOR: NIX PAYTON WILLIAM L/						
GRANTEE: COOK NELL ETAL/JTRO						
0329/0008	1/01/1981	FS	U	V		100
GRANTOR:						
GRANTEE:						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
3	0810	CONCRETE A	0	0	30	10	300.00	SF	6.50	6.50	100	2002	2002	3	82	1,599	
4	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	2002	2002	3	30	360	
5	0681	POLE SHED	0	0	10	5	50.00	SF	15.00	15.00	100	2002	2002	3	30	225	
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2002	2002	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 14,664

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	7.28	AC		1.00	1.00	1.00	415.00	415.00	3,021							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.28	AC		1.00	1.00	1.00	20,000.00	20,000.00	145,600							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 7.28 Total Land Value: 3,021 Market: 145,600 Agricultural: 3,021 Common: 0 PRINTED 08/06/2024 BY SYS