PT E WATERMAN MILL GRANT
50-3N-27E IN OR 1949/438

DYAL GERALDINE
PO BOX 672
ST MARYS, GA 31558

2024

50-3N-27-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

ESMT OFF CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	02/13/2016 MF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,110
SOH/AGL Deduction	0
ASSESSED VALUE	1,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,110
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

ALSO OWNS ADJCNT PARCELS: -0002-0030/ 0040/ 0050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1949/0438	11/26/2014	PR	U	V	19	100
GRANTOR: DEONAS DEMETRIOS P/R						
GRANTEE: DYAL GERALDINE						
0697/1017	2/01/1994	QC	U	V	01	100
GRANTOR: FRANKS MARIE ETAL						
GRANTEE: FRANKS MARIE						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	555.00	555.00	1,110							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 2.00 Total Land Value: 1,110 Market: 40,000 Agricultural: 1,110 Common: 0 PRINTED 08/06/2024 BY SYS