LOTS 4 & 5
IN OR 1791/1639
W H FLOOD SURVEY UNR

CREWS ROGER
180 DAISY LN
GARFIELD, GA 30425

2024

52-3N-27-4890-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

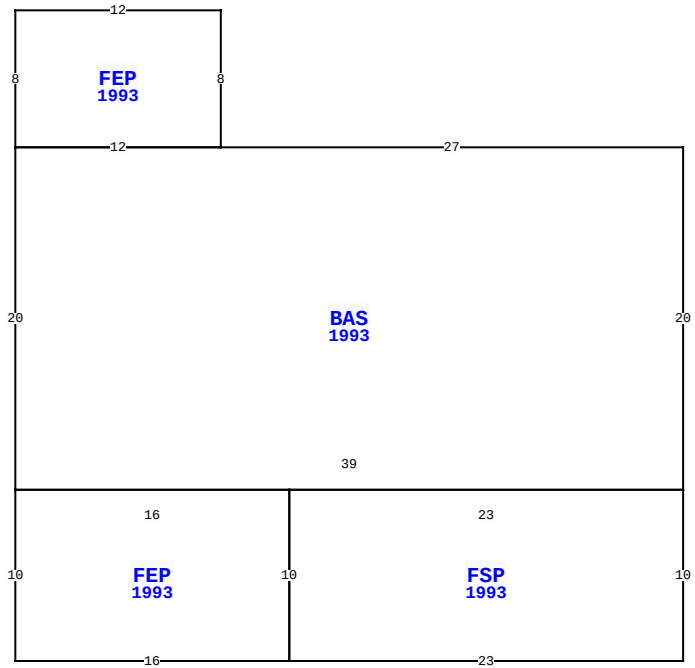
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	61,775
FEP	96	80	77	6,098
FEP	160	80	128	10,137
FSP	230	40	92	7,286
TOTALS	1,266		1,077	85,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	103.8800	98.69	106,289	1968	1973	0	0	0	19.75	80.25

1 SINGLE FAM – 0% - 0 Heated Area: 780 HX Base Yr



86160 HARRY GREEN RD, YULEE

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	85,297
TOTAL MARKET OB/XF VALUE	5,376
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	190,673
SOH/AGL Deduction	42,286
ASSESSED VALUE	148,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,387
TOTAL JUST VALUE	190,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4933	XFOB	2,550	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1639	5/01/2012	QC	U	I	11	100
GRANTOR: SAPP DEWEY & MYRTLE C						
GRANTEE: CREWS ROGER						
1567/1872	5/22/2008	QC	U	I	01	100
GRANTOR: SAPP DEWEY & MYRTLE C						
GRANTEE: BLACKMON SHIRLEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FEP=[YR=1993] N8 W12 S8 E12 $ W12 S20 FEP=[YR=1993] S10 E16 FSP=[YR=1993] E23 N10 W23 S10 $ N10 W16 $ E39 N20 $.

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	0681	POLE SHED	0	0	0	0	1,792.00	SF	15.00	15.00	100	1980	1980	3	20	5,376	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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	000100	C	SFR	0	0006	RM	200.00	189.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 07/06/2020 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS