

LOT 4 & 1/8 INT IN TRACT B
IN OR 1259/1523
ESMT IN OR 937/587

GORDON-TATTNALL LLC/
427 BULL STREET
SAVANNAH, GA 31401

2025

00-00-30-037M-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 60			
Exterior Wall	16	WD FR STUC 40			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 80			
Interior Floo	03	CONC FINSH 20			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		20 100			
Frame	05	STEEL 100			
Story Height		12 100			
RMS		14 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,568	100	1998	7,568	524,224
CAN	528	30	1998	158	10,944
TOTALS	8,096			7,726	535,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	7,726	98.2000	102.62	792,842	1998	1998	0	0	32.50	67.50

1 NBHD SHOP - 0% - 0

Heated Area: 7568

HX Base Yr

BLD DATE	12/05/2024	KWA	LGL DATE
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY				DIRECT_CAP		
VALUATION BY				Tax Group: 8		
BUILDING MARKET VALUE				Tax Dist:		
TOTAL MARKET OB/XF VALUE				548,107		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				721,193		
SOH/AGL Deduction				0		
ASSESSED VALUE				721,193		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				721,193		
TOTAL JUST VALUE				721,193		
NCON VALUE				0		
INCOME VALUE				721,193		
PREVIOUS YEAR MKT VALUE				721,193		
PERMIT NUM				DESCRIPTION		
SA240006575				FLUSH MOUNT WALL		
19004156				REPAIR/RRF-ROOF		
C1530650				CO ISSUED		
B1530650				REMODEL		
E1529474				REMODEL		
B1429274				DEMOLITION		
SALES DATA						
OFF RECORD Number				DATE		
1259/1523				9/16/2004		
GRANTOR: PINELAND HOLDING COMP				GRANTEE: GORDON-TATTNALL LLC		
1165/0044				8/25/2003		
GRANTOR: VAN-LAN INVESTMENTS I				GRANTEE: PINELAND HOLDING CO		
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1998]				W22 N6 W44 N6 W22 S92 CAN=[YR=1998]		
W88\$ E88 N80\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0856	POROUS CC	0	0	0	0	3,624.00	SF	2.50	2.50	100
2	0812	CONCRETE C	0	0	0	0	3,820.00	SF	4.00	4.00	100
3	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100
4	0801	ASPHALT A	0	0	0	0	231.00	SF	3.00	3.00	100
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100
9	0812	CONCRETE C	0	0	0	0	5,402.00	SF	4.00	4.00	100
TOTAL OB/XF 39,155											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	25,085.00	SF	1.00
REVIEW DATE 12/05/2024 BY KWA											