LOT 2
HEARTWOOD FARMS PBK 8/313

SHEFFIELD BRIAN K & MELODY L
221 PINE BLUFF DR
KINGSLAND, GA 31548

2025

01-2N-25-1001-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

56522 GRIFFIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	361,406
TOTAL MARKET VALUE	85,296
SOH/AGL Deduction	16,853
ASSESSED VALUE	68,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,443
TOTAL JUST VALUE	361,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0380	12/07/2018	SW	Q	V	01	173,500

GRANTOR: RAYDIENT LLC
GRANTEE: SHEFFIELD BRIAN KEI

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	000100	C	RES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	22.33	AC		1.00	1.00	1.00	685.00	685.00	15,296							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.33	AC		1.00	1.00	0.90	14,500.00	13,050.00	291,406							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 24.33 Total Land Value: 85,296 Market: 291,406 Agricultural: 15,296 Common: 70,000 PRINTED 07/30/2025 BY SYS