

PTR0 INC/
174 GREENVILLE ROAD
KINGSLAND, GA 31548

02-3N-26-0000-0001-0090

BUILDING CONSTRUCTION

ELEMENTCD

Exterior Wall

25 MOD METAL 100

Roof Structure

10 STEEL FRME 100

Roof Cover

12 MODULAR MT 100

Interior Wall

04 PLYWOOD 60

Interior Wall

05 DRYWALL 40

Interior Floor

07 CORK/VTILE 50

Interior Floor

14 CARPET 50

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

10 100

RMS

5 100

Stories Units

1. 1. 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

2800 PARKING/MH LOT

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

272

100

1993

272

21,581

BAS

360

100

1993

360

28,564

BAS

856

100

1993

856

67,918

BAS

288

100

1994

288

22,851

BAS

600

100

1994

600

47,606

CAN

660

30

1993

198

15,710

TOTALS

3,036

2,574

204,232

EXTRA FEATURES

L N

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

2810

MH SPACE

0

0

0

73.00

SF

1,800.00

1,800.00

100

1990

1990

3

100

131,400

2

0812

CONCRETE C

0

0

0

41,312.00

SF

4.00

4.00

100

1990

1990

3

57

94,191

3

0971

ST LGHT OV

0

0

0

32.00

UT

1,555.00

1,555.00

100

1990

1990

3

27

13,435

4

0351

CARPONT MT

0

0

60

960.00

SF

10.00

10.00

100

2001

2001

3

20

1,920

5

0911

SCRN RM A

0

0

35

420.00

SF

17.50

17.50

100

2001

2001

3

20

1,470

6

0861

POOL GUNIT

0

0

36

576.00

SF

85.00

85.00

100

1991

1991

3

20

9,792

7

0845

KOOL DECK

0

0

0

624.00

SF

7.25

7.25

100

1991

1991

3

59.5

2,692

8

0422

CL FNC 4'

0

0

164

164.00

LF

17.25

17.25

100

2007

2007

3

69

1,952

9

0463

FENCE GATE

0

0

0

2.00

UT

345.00

345.00

100

1994

1994

3

30

207

10

6001

ROLLUP DR

0

0

0

1.00

UT

400.00

400.00

100

1990

1990

3

20

80

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

002820

C

RV PARK

0

CHT

0.00

0.00

375,050.00

SF

1.00

1.00

1.00

0.75

0.75

281,288

REVIEW DATE

04/12/2024

BY

KWA

Total Acres:

8.61

Total Land Value:

281,288

Market:

0

Agricultural:

0

Common:

281,288

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1101

04

2,574

99.7880

139.20

358,301

1990

1990

0

0

0

43.00

57.00

1 RETAILSTOR - 0% - 0

Heated Area: 2376

HX Base Yr

18

17

31

20

16

16

17

13

30

20

18

10

66

66

BAS 1993

BAS 1993

BAS 1993

BAS 1994

CAN 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/21/2025

DC

77219 HANCE PARK WAY, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 3

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

204,232

TOTAL MARKET OB/XF VALUE

269,067

TOTAL LAND VALUE - MARKET

281,288

TOTAL MARKET VALUE

754,587

SOH/AGL Deduction

0

ASSESSED VALUE

754,587

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

754,587

TOTAL JUST VALUE

754,587

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

707,237

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1373/1518

12/13/2005

WD

U

I

12

1,500,000

GRANTOR: HANCE ANN CREWS TRUST

GRANTEE: PTRO INC

1278/1245

12/06/2004

QC

U

I

07

100

GRANTOR: PTRO INC

GRANTEE: HANCE-HORNE ANN C T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31BAS=[YR=1993] W17 BAS=[YR=1993] W18S20BAS=[YR=1994]

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REVIEW DATE	04/12/2024	BY	KWA	Total Acres: 8.61	Total Land Value: 281,288	Market: 0	Agricultural: 0	Common: 281,288	PRINTED 07/30/2025 BY SYS
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