CASE #45-2012-CP-000120
OR 1825/790
1994 SKYL TW/MH

WATSON JAMES RICHARD
16960 US HWY 17
TOWNSEND, GA 31331

**2025**

**03-1N-25-0000-0001-0470**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

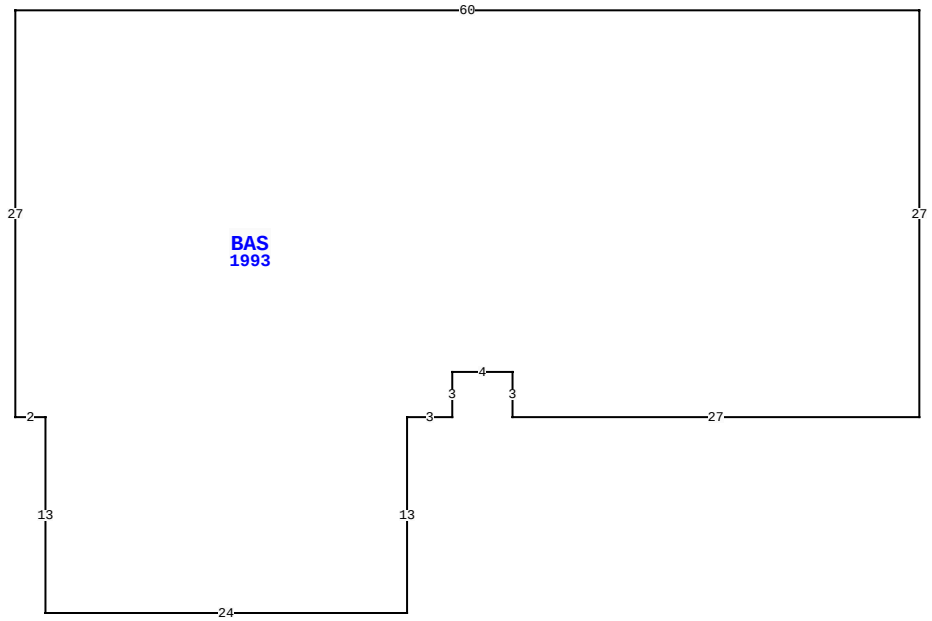
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,920 | 100 | 1993 | 1,920 | 56,598 |
| TOTALS | 1,920 | | | 1,920 | 56,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,920 | 115.6000 | 98.26 | 188,659 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1920 HX Base Yr




44485 LEE DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/21/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 56,598 |
| TOTAL MARKET OB/XF VALUE | 4,017 |
| TOTAL LAND VALUE - MARKET | 89,550 |
| TOTAL MARKET VALUE | 150,165 |
| SOH/AGL Deduction | 17,589 |
| ASSESSED VALUE | 132,576 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 132,576 |
| TOTAL JUST VALUE | 150,165 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,653 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0702/0237 | 4/12/1994 | WD | Q | V | | 8,500 |

GRANTOR: MILLIKIN JERRY SR & M
GRANTEE: GINGERICK MARY ANN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E2 S13 E24 N13 E3 N3 E4 S3 E27 N27$.

## 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 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 960.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 1,920 | |
| 2 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 72 | 1,440 | |
| 3 | 0751 | UOP | 0 | 0 | 10 | 7 | 70.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 27 | 189 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 16 | 128.00 | SF | 18.30 | 18.30 | 100 | 2000 | 2000 | 3 | 20 | 468 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,017

| 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 | 0007 | OR | 0.00 | 0.00 | 1.99 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 89,550 | | | | | | | |

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.99 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 07/30/2025 BY SYS