

BLOCK 1 WLY 260 FT OF LOT 2  
& PAR 28-1 OF SEC 9 &  
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/  
PO BOX 13526  
MACON, GA 31208

2025

08-3N-24-2380-0001-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 05 | AVERAGE 10     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 07 | CORK/VTILE 40  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 1  | 100            |
| Bathrooms                | 1  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             | 0  | 100            |
| RMS                      | 0  | 100            |
| Units                    | 4  | 100            |
| BUD8 Adjustme            | 03 | DIST HI 100    |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY     |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,712            | 100         | 1993 | 2,712        | 117,522              |
| FOP       | 100              | 30          | 1993 | 30           | 1,300                |
| FOP       | 100              | 30          | 1993 | 30           | 1,300                |
| FOP       | 125              | 30          | 1993 | 38           | 1,647                |
| FOP       | 125              | 30          | 1993 | 38           | 1,647                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,162 |  |  | 2,848 | 123,416 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |           |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS     | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 48,027.00 | SF | 2.00     | 2.00           |       |
| 2              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 10,034.00 | SF | 4.00     | 4.00           |       |
| 3              | 0400       | CONC CURB   | 0   | 0   | 0  | 0  | 2,498.00  | LF | 15.00    | 15.00          |       |
| 4              | 1127       | BRICK 8"    | 0   | 0   | 0  | 0  | 792.00    | SF | 11.00    | 11.00          |       |
| 5              | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0  | 7.00      | UT | 2,530.00 | 2,530.00       |       |
| 6              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 794.00    | SF | 5.20     | 5.20           |       |
| 7              | 0424       | CL FNC 6'   | 0   | 0   | 0  | 0  | 1,101.00  | LF | 20.00    | 20.00          |       |
| 8              | 0463       | FENCE GATE  | 0   | 0   | 0  | 0  | 13.00     | UT | 300.00   | 300.00         |       |
| 9              | 0425       | CL FNC 8'   | 0   | 0   | 0  | 0  | 78.00     | LF | 10.65    | 10.65          |       |
| 10             | 0940       | SHEDS/PORT  | 0   | 0   | 20 | 12 | 240.00    | SF | 19.50    | 19.50          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000300   | C   | MULTI-FAMILY         | 0   | 0004 | C-1      | 0.00  | 0.00  | 44.00       | UT        |       |

| MARKET ADJUSTMENTS           |     |           |             |                |                |      |      |      |      |    |       |        |  |
|------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0301                         | 03  | 2,848     | 113.6720    | 96.62          | 275,174        | 1981 | 1981 | 0    | 0    | 25 | 30.15 | 44.85  |  |
| 1 APARTMENT - 0% - 0         |     |           |             |                |                |      |      |      |      |    |       |        |  |
| Heated Area: 2712 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |  |
|                              |     |           |             |                |                |      |      |      |      |    |       |        |  |

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 04/27/2022 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE | 07/22/2024 | DC | AG DATE   |  |

|                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 37083 PINE TREE DR, HILLIARD |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 07/11/2025 DC                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 119,507     |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| PAGE 1 of 12              |  |              |  |
| 3                         |  |              |  |
| VALUATION SUMMARY         |  | DIRECT_CAP   |  |
| VALUATION BY              |  | Tax Group: 3 |  |
| BUILDING MARKET VALUE     |  | Tax Dist:    |  |
| TOTAL MARKET OB/XF VALUE  |  | 1,544,298    |  |
| TOTAL LAND VALUE - MARKET |  | 0            |  |
| TOTAL MARKET VALUE        |  | 1,625,577    |  |
| SOH/AGL Deduction         |  | 44,946       |  |
| ASSESSED VALUE            |  | 1,580,631    |  |
| TOTAL EXEMPTION VALUE     |  | 0            |  |
| BASE TAXABLE VALUE        |  | 1,580,631    |  |
| TOTAL JUST VALUE          |  | 1,625,577    |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  | 1,625,577    |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,674,666    |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20220215   | XFOB        | 0      | 07/07/2022 |
| 20140157   | REPAIR/RRF  | 0      | 12/16/2014 |
| 0510334    | MECH OTHER  | 0      | 10/14/2005 |
| 01-0826    | CHNGE SRVC  | 375    | 01/08/2001 |
| 0416       | REPAIR/RRF  | 25,200 | 12/17/1998 |

| SALES DATA        |           |           |     |     |        |
|-------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD |
| 0317/0755         | 7/01/1980 | MS        | U   | V   |        |
| SALE PRICE        |           |           |     |     | 54,500 |

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| GRANTOR: |  |  |  |  |  |
| GRANTEE: |  |  |  |  |  |

| BUILDING NOTES                                                                                                                                                            |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] W13 FOP=[YR=1993] W25 S4 E25 N4 \$ S4 W25 N4 W26 FOP=[YR=1993] W25 S4 E25 N4 \$ S4 W25 N4 W13 S31 E13 FOP=[YR=1993] E25 N5 W25 S5 \$ N5 E25 S5 E13 N31 \$ . |  |  |  |  |  |

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