BLOCK 10 W100 FT OF LOT 4
TOWN OF HILLIARD

CLARK SHAWN
297 REMINGTON RD
WHITE OAK, GA 31568

**2025**

**08-3N-24-2380-0010-0042**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

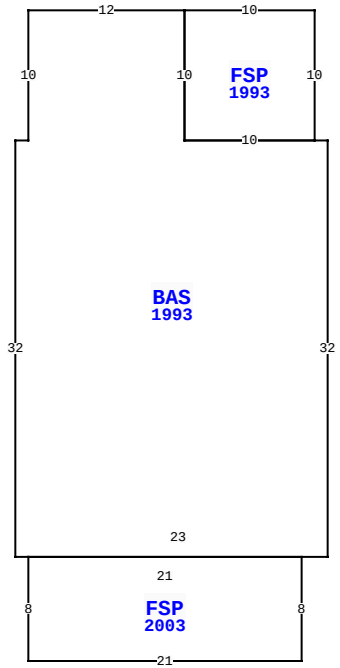
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 888 | 100 | 1993 | 888 | 49,381 |
| FSP | 100 | 40 | 1993 | 40 | 2,224 |
| FSP | 168 | 40 | 2003 | 67 | 3,726 |
| TOTALS | 1,156 | | | 995 | 55,331 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 995 | 82.0800 | 82.08 | 81,670 | 1924 | 1924 | 0 | 0 | 0 | 32.25 | 67.75 |

1 SINGLE FAM – 0% - 2024 Heated Area: 888 HX Base Yr




37517 W FIRST ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 81,801 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 116,801 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 116,801 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 116,801 |
| TOTAL JUST VALUE | 116,801 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,906 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210151 | REMODEL | 0 | 08/03/2021 |
| 20210148 | ELEC OTHER | 0 | 07/23/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2649/1102 | 6/20/2023 | WD | U | I | 37 | 80,000 |
| GRANTOR: CONNER MELISSA J | | | | | | |
| GRANTEE: CLARK SHAWN | | | | | | |
| 2452/1194 | 4/14/2021 | WD | U | I | 37 | 62,000 |
| GRANTOR: BROCK CHADWICK | | | | | | |
| GRANTEE: CONNER MELISSA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 FSP=[YR=1993] N10 W10 S10 E10$ W10 N10 W12 S10 W1 S32 E1 FSP=[YR=2003] S8 E21 N8 W21$ E23 N32 $ .

## 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 | 0006 | R-2 | 100.00 | 210.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 35,000 | | | | | | | |

REVIEW DATE 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS

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## BUILDING CHARACTERISTICS

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| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

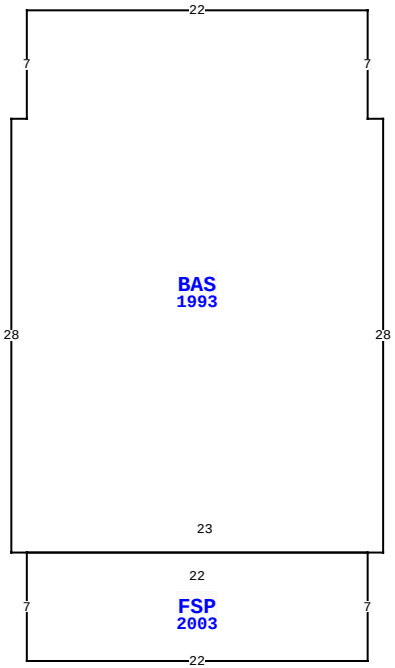
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 826 | 100 | 1993 | 826 | 24,621 |
| FSP | 154 | 40 | 2003 | 62 | 1,848 |
| TOTALS | 980 | | | 888 | 26,470 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 888 | 99.3600 | 99.36 | 88,232 | 1950 | 1950 | 0 | 0 | 30 | 25.75 | 30.00 |

2 SINGLE FAM – 0% - 2024 Heated Area: 826 HX Base Yr

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| GRANTEE: CONNER MELISSA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 N7 W22 S7 W1 S28 E1 FSP=[YR=2003] S7 E22 N7 W22$ E23 N28 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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