BLOCK 14 LOT 2 (S-1&2) EX S-3
IN OR 1813/244
EX R/W OR 693/379 & 375

WAINWRIGHT DIANNE D/
61 MATTHEW ROAD
FOLKSTON, GA 31537

2025

08-3N-24-2380-0014-0020

BUILDING CHARACTERISTICS

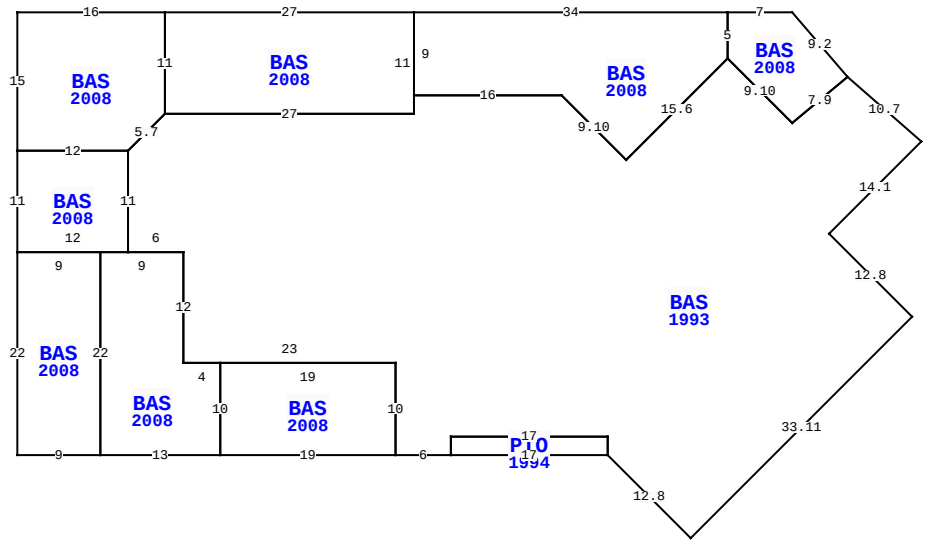
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	1993	2,690	283,318
BAS	96	100	2008	96	10,111
BAS	132	100	2008	132	13,903
BAS	190	100	2008	190	20,012
BAS	198	100	2008	198	20,854
BAS	232	100	2008	232	24,435
BAS	238	100	2008	238	25,067
BAS	297	100	2008	297	31,281
BAS	347	100	2008	347	36,547
PTO	34	5	1994	2	211
TOTALS	4,454			4,422	465,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	4,422	107.6092	140.43	620,981	1989	1999	0	0	0	25.00	75.00

1 CONVESTORE – 0% - 0 Heated Area: 4420 HX Base Yr



551758 US HWY 1, HILLIARD

BLD DATE	01/23/2020	KKA	LGL DATE	
XF DATE	01/23/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	465,736
TOTAL MARKET OB/XF VALUE	114,689
TOTAL LAND VALUE - MARKET	206,459
TOTAL MARKET VALUE	786,884
SOH/AGL Deduction	185,334
ASSESSED VALUE	601,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	601,550
TOTAL JUST VALUE	786,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	784,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0710152	TANKS/BLRS	25,000	09/05/2007
0710170	H/AC	10,000	08/20/2007
0709132	REMODEL	300,000	07/27/2007
0780	REMODEL	6,000	10/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/0244	8/21/2012	WD	U	I	30	100

GRANTOR: WAINWRIGHT MARION J &
GRANTEE: WAINRIGHT DIANNE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W7BAS=[YR=2008] W34BAS=[YR=2008] W27BAS=[YR=2008] W16S15BAS=[YR=2008] S11 BAS=[YR=2008] S22E9BAS=[YR=2008] E13 BAS=[YR=2008] E19N10W19S10$N10W4N12 W9S22$N22W9$E12N11W12$E12 R4 U4 N11$S11E27N11$S9E16 D7 R7 U11 R11 N5$S5 D7 R7 U5 R6 BAS=[YR=1993] D5 L6 U7 L7 D11 L11 U7 L7 W16S2 W27 D4 L4 S11E6S12E23S10E6 PTO=[YR=1994] E17N2W17S2$N2E17S2 D9 R9 R24 U24 U9 L9 R10 U10 U7 L8 $ U7 L6 $.

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	0812	CONCRETE C	0	0	0	0	12,143.00	SF	4.00	4.00	100	1989	1989	3	54.5	26,472	
2	0422	CL FNC 4'	0	0	0	0	3.00	LF	15.00	15.00	100	1989	1989	3	25	11	
3	0524	PUMP ISLND	0	0	0	0	208.00	SF	4.50	4.50	100	1989	1989	3	84	786	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	4,858	
5	0400	CONC CURB	0	0	0	0	451.00	LF	15.00	15.00	100	1989	1989	3	64	4,330	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1989	1989	3	100	800	
7	0812	CONCRETE C	0	0	0	0	10,222.00	SF	4.00	4.00	100	2007	2007	3	87	35,573	
8	0810	CONCRETE A	0	0	0	0	1,829.00	SF	6.50	6.50	100	2007	2007	3	87	10,343	
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2007	2007	3	69	1,242	
10	0524	PUMP ISLND	0	0	4	6	24.00	SF	4.50	4.50	100	2007	2007	3	96	104	

TOTAL OB/XF 84,519

LAND DESCRIPTION

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	001410	C	CONV STORE	0	0004	C-1	0.00	0.00	37,538.00	SF		1.00	1.00	1.00	5.50	5.50	206,459							

REVIEW DATE 01/23/2020 BY KKA Total Acres: 0.00 Total Land Value: 206,459 Market: 0 Agricultural: 0 Common: 206,459 PRINTED 07/30/2025 BY SYS

BLOCK 14 LOT 2 (S-1&2) EX S-3
IN OR 1813/244
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2025

08-3N-24-2380-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

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GRANTOR: WAINWRIGHT MARION J &
GRANTEE: WAINRIGHT DIANNE D

BLD DATE	01/23/2020 KKA	LGL DATE	
XF DATE	01/23/2020 KKA	LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

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
11	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2007	2007	3	27	216	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	700.00	700.00	100	2007	2007	3	69	966	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	69	414	
14	7000	SIGN	0	0	16	8	128.00	SF	175.00	175.00	100	2007	2007	3	27	6,048	
15	1123	CB 8"	0	0	40	0	240.00	SF	6.15	6.15	100	2007	2007	3	87	1,284	
16	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	5,237	
17	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2007	2007	3	100	2,200	
18	4310	CANOPIES F	0	0	74	41	3,034.00	UT	22.75	22.75	100	1989	1989	3	20	13,805	

TOTAL OB/XF 30,170

LAND DESCRIPTION

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

REVIEW DATE 01/23/2020 BY KKA Total Acres: 0.00 Total Land Value: 206,459 Market: 0 Agricultural: 0 Common: 206,459 PRINTED 07/30/2025 BY SYS