PT GOVT LOT 1
IN OR 2413/1156
(EX PT IN OR 2702/1936)

GANTT MARK RICHARD JR & KIRSTIE NICOLE
81 HENRI STREET
FOLKSTON, GA 31537

2025

12-4N-23-0000-0001-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

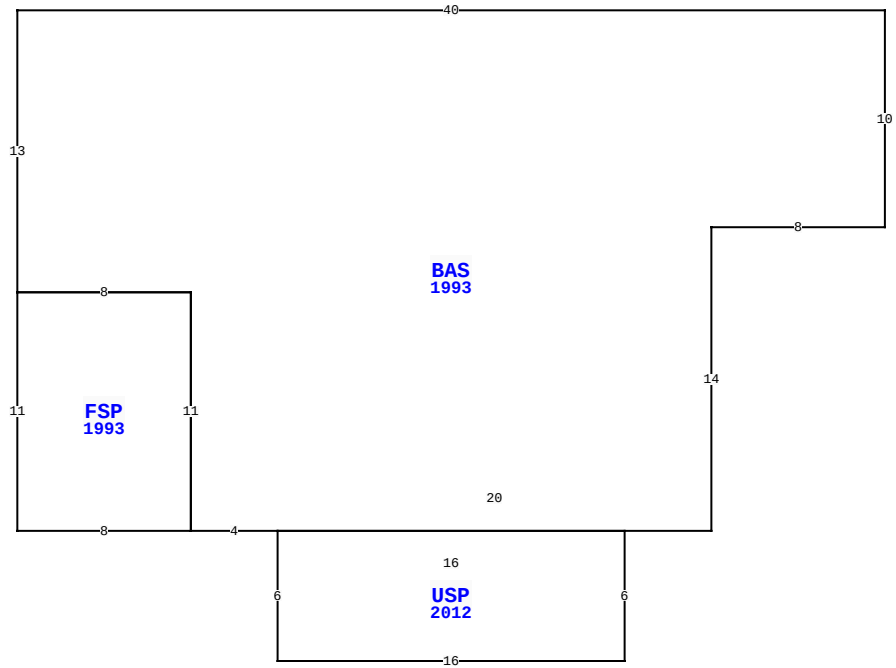
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	1993	760	59,590
FSP	88	40	1993	35	2,744
USP	96	30	2012	29	2,274
TOTALS	944			824	64,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	105.6000	105.60	87,014	1950	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 760 HX Base Yr



28154 LAKE HAMPTON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,608
TOTAL MARKET OB/XF VALUE	634
TOTAL LAND VALUE - MARKET	63,450
TOTAL MARKET VALUE	128,692
SOH/AGL Deduction	24,104
ASSESSED VALUE	104,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,588
TOTAL JUST VALUE	128,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995863	REMODEL	20,000	01/03/1999
R960537	REPAIR/RRF	1,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1156	11/20/2020	SW	U	I	12	30,000
GRANTOR: FNB SOUTH						
GRANTEE: GANTT MARK RICHARD						
2368/1398	6/01/2020	WD	U	I	11	100
GRANTOR: SWORD LOIS C						
GRANTEE: FNB SOUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S13 FSP=[YR=1993] S11 E8 N11 W8 $ E8 S11 E4
USP=[YR=2012] S6 E16 N6 W16 $ E20 N14 E8 N10 $.

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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1960	1960	3	20	234	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 634

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	OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 04/16/2024 BY WWA Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS