NE1/4 EX PARCEL 2
IN OR 1688/686

LINDSAY LORIE A/MORRIS DEANNA CHEREE ET AL
3521 SPANISH CREEK RD
FOLKSTON, GA 31537-8555

2025

15-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

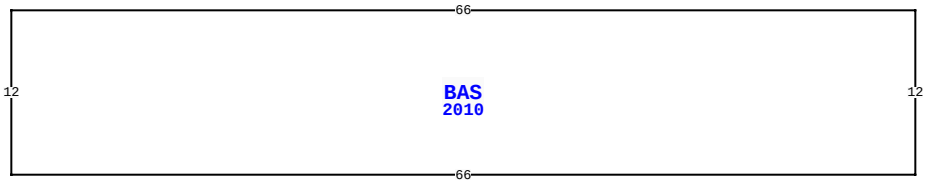
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2010	792	17,449
TOTALS	792			792	17,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	91.8000	73.44	58,164	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,377
TOTAL MARKET OB/XF VALUE	21,239
TOTAL LAND VALUE - MARKET	585,000
TOTAL MARKET VALUE	258,796
SOH/AGL Deduction	129,025
ASSESSED VALUE	129,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,771
TOTAL JUST VALUE	674,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6869	XFOB	1,600	11/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/1950	6/12/2024	SW	U	I	11	100
GRANTOR: LINDSAY LORIE ANN						
GRANTEE: LINDSAY LORIE ANN						
2394/1052	9/17/2020	WD	U	I	30	80,000
GRANTOR: LEE LISA M F/K/A LISA						
GRANTEE: LINDSAY LORIE A F/K						

18325 JOE HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W66 S12 E66 N12$.

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	0681	POLE SHED	0	0	110	57	6,270.00	SF	15.00	15.00	100	1991	1991	3	20	18,810	
2	0681	POLE SHED	0	0	36	10	360.00	SF	15.00	15.00	100	1996	1996	3	23	1,242	
3	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	1996	1996	3	23	221	
4	0752	USP	0	0	28	10	280.00	SF	15.00	15.00	100	1996	1996	3	23	966	

LAND DESCRIPTION

TOTAL OB/XF 21,239

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	17.94	AC		1.00	1.00	1.00	525.00	525.00	9,418							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	53.00	AC		1.00	1.00	1.00	390.00	390.00	20,670							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.62	AC		1.00	1.00	1.00	190.00	190.00	11,518							
5	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	685.00	685.00	2,055							
6	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	20.44	AC		1.00	1.00	1.00	270.00	270.00	5,519							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 159.00 Total Land Value: 169,180 Market: 465,000 Agricultural: 49,180 Common: 120,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

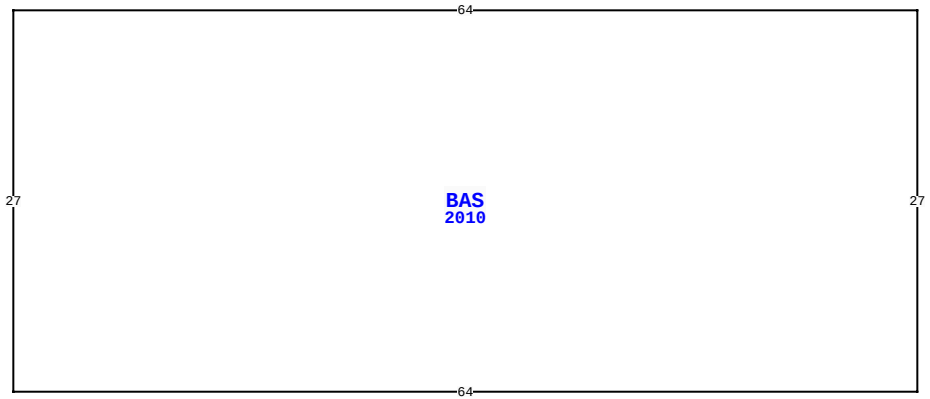
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,728	100	2010	1,728	50,928
TOTALS	1,728			1,728	50,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	122.8000	98.24	169,759	1980	1980	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 1728 HX Base Yr



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SALES DATA

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18325 JOE HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W64 S27 E64 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

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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	155.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	465,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 159.00 Total Land Value: 169,180 Market: 465,000 Agricultural: 49,180 Common: 120,000 PRINTED 07/30/2025 BY SYS