

LOT 2
 ESMT PT OR 1433/701
 RIVER COUNTRY ESTATES PB 6/170

MANGES HARRY E
 2303 SLIPPERY ROCK CIRCLE
 BLACKSHEAR, GA 31516

2025

16-2N-23-1850-0002-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																		VALUATION BY: STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 145,080 TOTAL MARKET VALUE: 145,080 SOH/AGL Deduction: 75,973 ASSESSED VALUE: 69,107 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 69,107 TOTAL JUST VALUE: 145,080 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 120,900											
DOR CODE: 0000 VACANT																PERMIT NUM				DESCRIPTION						AMT		ISSUED	
MAP NUM																													
NEIGHBORHOOD/LOC: 9001.00																SALES DATA													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE							
TOTALS																BLD DATE		LGL DATE		05/09/2025		MLU							
EXTRA FEATURES						CHOLERTON LN, HILLIARD										XF DATE		LAND DATE											
																INC DATE		AG DATE											
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										
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF					0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	4.03	AC		1.00	1.00	1.20	30,000.00	36,000.00	145,080												
REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.03 Total Land Value: 145,080 Market: 0 Agricultural: 0 Common: 145,080 PRINTED 07/30/2025 BY SYS																													