PT OF SW1/4 OF NW1/4 OF
SEC 16-3N-24E IN OR 1879/1782

PARDEN AUDRA & MICHAEL
909 LILLIAN PARK DR
GROVETOWN, GA 30813

2025

16-3N-24-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

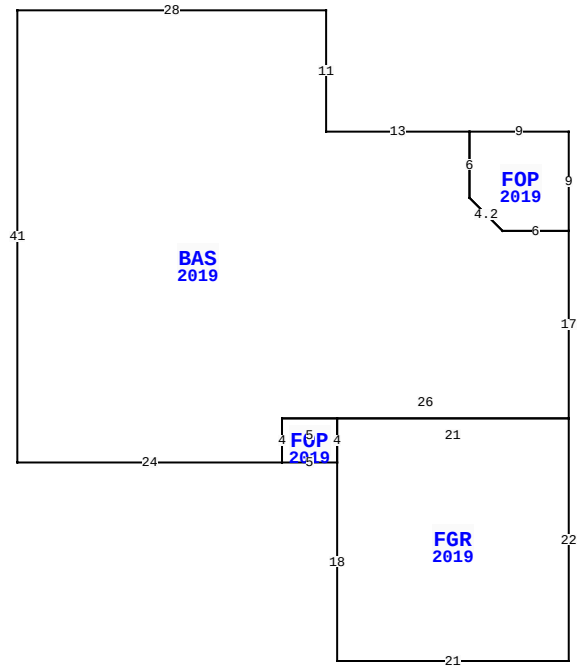
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	2019	1,628	216,897
FGR	462	55	2019	254	33,841
FOP	20	30	2019	6	800
FOP	77	30	2019	23	3,065
TOTALS	2,187			1,911	254,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	104.8600	138.42	264,521	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 0% - 0 Heated Area: 1628 HX Base Yr



36501 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	254,601
TOTAL MARKET OB/XF VALUE	5,797
TOTAL LAND VALUE - MARKET	48,600
TOTAL MARKET VALUE	308,998
SOH/AGL Deduction	34,889
ASSESSED VALUE	274,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,109
TOTAL JUST VALUE	308,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1879/1782	8/01/2013	QC	U	V	11	100

GRANTOR: SOUTHERN STYLE CONTRA
GRANTEE: PARDEN AUDRA & MICH

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W9 BAS=[YR=2019] W13 N11 W28 S41 E24
FOP=[YR=2019] E5 FGR=[YR=2019] S18 E21 N22 W21 S4$ N4 W5 S4$
N4 E26 N17 W6 U3 L3 N6$ S6 D3 R3 E6 N9$.

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	1,494.00	SF	4.00	4.00	100	2019	2019	3	97	5,797	

LAND DESCRIPTION

TOTAL OB/XF 5,797

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		R-2	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 04/02/2025 BY WWA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS