LOT 14
IN OR 803 PG 565
R673148 & R673149

JOHNSTON TERRY W & STEPHANIE R
202 WINFIELD ROAD
DUBLIN, GA 31021-0439

2025

17-2N-25-3010-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

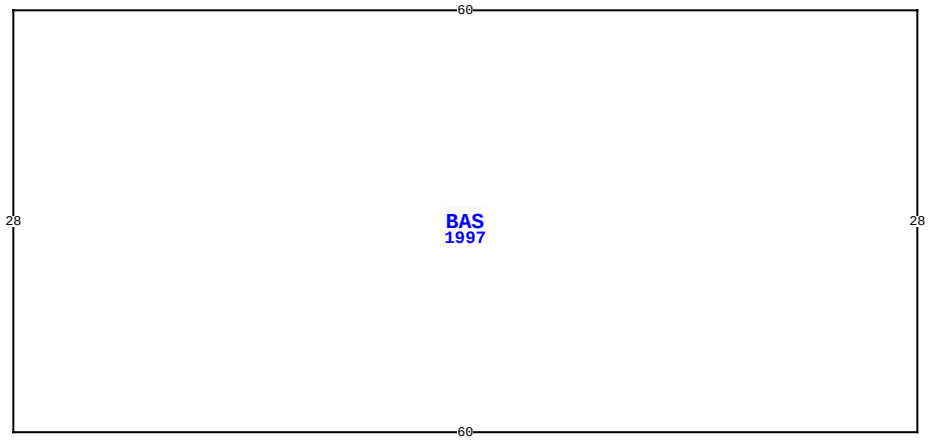
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1997	1,680	73,639
TOTALS	1,680			1,680	73,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	99.62	167,362	1997	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



45201 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,639
TOTAL MARKET OB/XF VALUE	4,205
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	127,844
SOH/AGL Deduction	27,691
ASSESSED VALUE	100,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,153
TOTAL JUST VALUE	127,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,169

1997 HOME _ R673148 & R673149 _ VIN: FLHML2P100915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971855	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0565	8/15/1997	WD	Q	V		10,000

GRANTOR: DONALDSON V R & ELIZA
GRANTEE: JOHNSTON TERRY W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S28 E60 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1999	1999	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 4,205

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS