PT GOVT LOT 2 LYING SE OF
CONNER CUTOFF RD
IN OR 1790/1927

CONNER DONALD B &/VANZANT MARY KATHRYN
51 MILLS STREET
FOLKSTON, GA 31537

2025

20-4N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CONNER CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,419
TOTAL LAND VALUE - MARKET	301,750
TOTAL MARKET VALUE	21,897
SOH/AGL Deduction	1,607
ASSESSED VALUE	20,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,290
TOTAL JUST VALUE	309,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1927	4/11/2012	TD	U	V	11	100
GRANTOR: CONNER DONALD B ETAL						
GRANTEE: CONNER DONALD B ETA						
0940/0168	7/11/2000	TD	Q	V	01	100
GRANTOR: CONNER JAMES D TRUSTE						
GRANTEE: CONNER DONALD B ETA						

BUILDING NOTES

BUILDING DIMENSIONS

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	48	40	1,920.00	SF	2.00	2.00	100	2005	2005	3	84	3,226	
2	0811	CONCRETE B	0	0	40	24	960.00	SF	5.20	5.20	100	2005	2005	3	84	4,193	

LAND DESCRIPTION

TOTAL OB/XF 7,419

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	19.50	AC		1.00	1.00	1.00	525.00	525.00	10,238							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	390.00	390.00	2,340							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	35.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	301,750							

REVIEW DATE 08/22/2022 BY WWA Total Acres: 35.50 Total Land Value: 14,478 Market: 301,750 Agricultural: 14,478 Common: 0 PRINTED 07/30/2025 BY SYS