

PT LOTS 61, 62, 63 & 64 IN
OR OR 686/1515 & OR 720/644
CORNWALL SURVEY PBK 0/31

OKEFENEKEE RURAL ELECTRIC MEMBERSHIP CORP
PO BOX 602
NAHUNTA, GA 31553

2025

21-3N-24-2020-0061-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 90		
Exterior Wall	15	CONC BLOCK 10		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		8 100		
Frame	05	STEEL 100		
Story Height		20 100		
RMS		6 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	9100	UTILITIES		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	1997	555	15,762
AOF	1,377	185	1997	2,547	72,336
BAS	2,500	100	1997	2,500	71,001
BAS	3,523	100	1997	3,523	100,055
FCP	2,450	60	1997	1,470	41,749
FCP	4,950	60	1997	2,970	84,349
TOTALS	15,100			13,565	385,251

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	11,149.00	SF	4.00	4.00	
2	0972	ST LGHT UN	0	0	0	0	18.00	UT	2,530.00	2,530.00	
3	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	
4	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	
5	0400	CONC CURB	0	0	0	0	349.00	LF	15.00	15.00	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	375.00	375.00	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	367.50	367.50	
8	0812	CONCRETE C	0	0	0	0	86,690.00	SF	4.00	4.00	
9	0940	SHEDS/PORT	0	0	11	16	176.00	SF	30.00	30.00	
10	0430	CL FNC 6B	0	0	0	0	2,650.00	LF	9.70	9.70	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	009100	C	UTILITY	0		IW	0.00	0.00	12.79	AC	
2	009605	C	WETLANDS	0		IW	0.00	0.00	6.76	AC	
3	009602	C	RETENTION PO	0		IW	0.00	0.00	1.40	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	13,565	98.5394	45.08	611,510	1997	1997	0	0	0 37.00	63.00
1 STOR WAREH - 0% - 0											
Heated Area: 7700 HX Base Yr											
BLD DATE	02/25/2022					KK	LGL DATE				
XF DATE	02/25/2022					KK	LAND DATE	02/25/2022			
INC DATE							AG DATE				

TOTAL OB/XF											
134,171											
BLD DATE	02/25/2022					KK	LGL DATE				
XF DATE	02/25/2022					KK	LAND DATE	02/25/2022			
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		649,994	
TOTAL MARKET OB/XF VALUE		223,335	
TOTAL LAND VALUE - MARKET		211,540	
TOTAL MARKET VALUE		1,084,869	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,084,869	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,084,869	
TOTAL JUST VALUE		1,084,869	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,112,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530827	XFOB	25,000	07/01/2015
B1530827	XFOB	25,000	06/01/2015
E963266	NEW CONSTR	0	02/01/1997
B962045	H/AC	8,000	09/01/1996
B963162	NEW CONSTR	627,000	08/01/1996
B941060	XFOB	3,000	05/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2412/1445	11/19/2020	QC U	I	11		100	
GRANTOR: UNITED STATES OF AMER							
GRANTEE: OKEFENEKEE RURAL EL							
0686/1515	8/18/1993	WD U	V	09		85,800	
GRANTOR: BEL PROPERTY MGMT							
GRANTEE: OREMC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1997] W49 BAS=[YR=1997] W50 AOF=[YR=1997] W25 BAS=[YR=1997] W28 AOF=[YR=1997] W51 FCP=[YR=1997] W99 S50 E99 N50 \$ S27 E51 N27 \$ S27 W51 S23 E104 N38 W25 N12 \$ S12 E25 N12 \$ S50 E50 N50 \$ S50 E49 N50 \$.											

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2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 9100 UTILITIES

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	2,880	100	1998	2,880	256,030
FCP	208	30	1998	62	5,512
FOP	66	30	1997	20	1,778
FOP	25	30	1998	8	711
FOP	25	30	1998	8	711

TOTALS 3,204 2,978 264,743

EXTRA FEATURES

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
11	0812	CONCRETE C	0	0	0	0	28,757.00	SF	4.00	4.00	100	1998	1998	3	73	83,970	
12	4950	BOLLARD	0	0	0	0	33.00	UT	100.00	100.00	100	1998	1998	3	100	3,300	
13	6002	EL ROLL DR	0	0	0	0	2.00	UT	990.00	990.00	100	1997	1997	3	20	396	
14	6002	EL ROLL DR	0	0	0	0	1.00	UT	945.00	945.00	100	1997	1997	3	20	189	
15	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1997	1997	3	20	180	
16	6002	EL ROLL DR	0	0	0	0	1.00	UT	675.00	675.00	100	1997	1997	3	20	135	
17	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	20	700	
18	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1998	1998	3	42	294	

LAND DESCRIPTION

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
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REVIEW DATE 02/01/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	2,978	86.6736	121.78	362,661	1998	1998	0	0	0	27.00	73.00

2 OFFICE - 0% - 0

Heated Area: 2880

HX Base Yr

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FOP

1998

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458422 OLD DIXIE HWY E4024, HILLIARD

BLD DATE 02/25/2022 KK LGL DATE 02/25/2022 KK

XF DATE 02/25/2022 KK LAND DATE 02/25/2022 KK

INC DATE AG DATE

TOTAL OB/XF 89,164

ADJ UNIT PRICE

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NASSAU COUNTY PROPERTY PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 649,994

TOTAL MARKET OB/XF VALUE 223,335

TOTAL LAND VALUE - MARKET 211,540

TOTAL MARKET VALUE 1,084,869

SOH/AGL Deduction 0

ASSESSED VALUE 1,084,869

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 1,084,869

TOTAL JUST VALUE 1,084,869

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,112,263

Market: 0 Agricultural: 0 Common: 211,540 PRINTED 07/30/2025 BY SYS