

LOT 16
IN OR 2183/1524
DEEP CREEK PLANTATION PB 7/239

JAMISON CURT BOTHWELL
468 IVY PARK LANE NE
ATLANTA, GA 30342

2025

23-1N-23-034D-0016-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1												
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
																		VALUATION BY STANDARD												
																		Tax Group: 6 Tax Dist:												
																		BUILDING MARKET VALUE 0												
																		TOTAL MARKET OB/XF VALUE 0												
																		TOTAL LAND VALUE - MARKET 59,020												
																		TOTAL MARKET VALUE 59,020												
																		SOH/AGL Deduction 21,006												
																		ASSESSED VALUE 38,014												
																		TOTAL EXEMPTION VALUE 0												
																		BASE TAXABLE VALUE 38,014												
																		TOTAL JUST VALUE 59,020												
																		NCON VALUE 0												
																		INCOME VALUE												
																		PREVIOUS YEAR MKT VALUE 58,470												
DOR CODE 0000 VACANT																														
MAP NUM						MKT AREA						09																		
NEIGHBORHOOD/LOC 9006.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS						13547 SETTINDOWN DR, BRYCEVILLE												BLD DATE LGL DATE 05/01/2025 MLU												
EXTRA FEATURES																		XF DATE LAND 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															
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	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	0006	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	23,000.00	23,000.00	39,100													
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	2.49	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,920													
REVIEW DATE 05/01/2025 BY MLU Total Acres: 4.19 Total Land Value: 59,020 Market: 0 Agricultural: 0 Common: 59,020 PRINTED 07/30/2025 BY SYS																														