LOT 32
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-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

14062 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,380
TOTAL MARKET VALUE	96,380
SOH/AGL Deduction	26,001
ASSESSED VALUE	70,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,379
TOTAL JUST VALUE	96,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1524	2/26/2018	SW	U	V	11	100
GRANTOR: COLYER DONALDSON & JA						
GRANTEE: JAMISON CURT BOTHWE						
1539/1235	12/07/2007	WD	U	V	19	789,600
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: COLYER DONALDSON &						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	20,000.00	20,000.00	56,200							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	5.74	AC		1.00	1.00	1.00	7,000.00	7,000.00	40,180							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 8.55 Total Land Value: 96,380 Market: 0 Agricultural: 0 Common: 96,380 PRINTED 07/30/2025 BY SYS