

ALL OF SEC 28-3N-23E
(EX CR 121 R/W IN OR 641/1248
& UTIL ESMT IN OR 1556/1686)

TOLEDO MFG CO
35715 OKEFENOKEE DRIVE
FOLKSTON, GA 31537

2025

28-3N-23-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
																		VALUATION BY STANDARD																	
																		Tax Group: 4						Tax Dist:											
																		BUILDING MARKET VALUE												0					
																		TOTAL MARKET OB/XF VALUE												11,297					
																		TOTAL LAND VALUE - MARKET												1,585,000					
																		TOTAL MARKET VALUE												231,867					
																		SOH/AGL Deduction												4,355					
																		ASSESSED VALUE												227,512					
																		TOTAL EXEMPTION VALUE												0					
																		BASE TAXABLE VALUE												227,512					
TOTAL JUST VALUE												1,596,297																							
NCON VALUE												0																							
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE												1,596,336																							
DOR CODE						5600						TIMBERLAND 70-79																							
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																																			
EXTRA FEATURES						CR 121, HILLIARD						BLD DATE						LGL DATE																	
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
																		01/01/2019 KB																	
																		07/15/2024 KBA																	
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																	
1	0937	WELL		0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																		
2	0940	SHEDS/PORT		0	0	0	0	236.00	SF	19.50	19.50	100	2002	2002	3	20	920																		
3	0940	SHEDS/PORT		0	0	20	10	200.00	SF	19.50	19.50	100	2004	2004	3	21	819																		
4	0940	SHEDS/PORT		0	0	24	12	288.00	SF	21.30	21.30	100	2001	2001	3	20	1,227																		
5	0820	WOOD WALK		0	0	20	12	240.00	SF	11.75	11.75	100	2001	2001	3	40	1,128																		
6	0820	WOOD WALK		0	0	0	0	256.00	SF	11.75	11.75	100	2008	2008	3	40	1,203																		
TOTAL OB/XF																		11,297																	
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005010	A	SERVICE ACRE		0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500																	
2	005600	A	TIMBER 3 N S		0		OR	0.00	0.00	499.00	AC		1.00	1.00	1.00	390.00	390.00	194,610																	
3	005902	A	HARDWOOD SI		0		OR	0.00	0.00	134.00	AC		1.00	1.00	1.00	190.00	190.00	25,460																	
4	009910	M	MARKET VALUE		0		OR	0.00	0.00	634.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,585,000																	
REVIEW DATE 01/14/2021 BY WWA Total Acres: 634.00 Total Land Value: 220,570 Market: 1,585,000 Agricultural: 220,570 Common: 0 PRINTED 07/30/2025 BY SYS																																			