IN OR 2739/494

SKDS CALLAHAN LLC
PO BOX 278
DOUGLAS, GA 31534

2025

29-2N-25-0000-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

542384 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/18/2024 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	171,597
TOTAL MARKET VALUE	171,597
SOH/AGL Deduction	0
ASSESSED VALUE	171,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,597
TOTAL JUST VALUE	171,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2739/494	9/18/2024	WD	Q	V	01	199,000
GRANTOR: MCGUINNES DAVID & JUL						
GRANTEE: SKDS CALLAHAN LLC						
2363/0987	5/22/2020	WD	Q	V	01	87,500
GRANTOR: PICKETT PAIGE & JARRO						
GRANTEE: MCGUINNES DAVID & J						

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	001000	C	COMMERCIAL	0		CH	72.00	227.00	17,333.00	SF		1.00	1.00	1.10	9.00	9.90	171,597							

REVIEW DATE 11/18/2024 BY DC Total Acres: 0.00 Total Land Value: 171,597 Market: 0 Agricultural: 0 Common: 171,597 PRINTED 07/30/2025 BY SYS