N1/2 OF NE1/4
IN OR 1327/1485
EX 1-2 & 1-3

LIBBY LIVING TRUST/LIBBY CLINTON WAYNE SR TRUSTEE
273 OAK RIDGE TRAIL
FAYETTEVILLE, GA 30214

2025

32-4N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

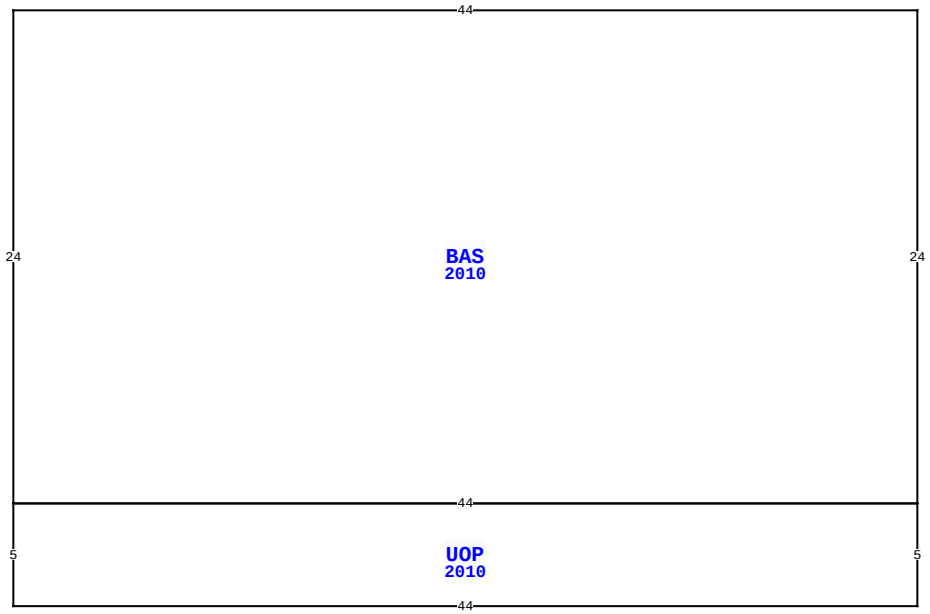
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2010	1,056	73,693
UOP	220	20	2010	44	3,071
TOTALS	1,276			1,100	76,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,100	110.7700	110.77	121,847	1985	1985	0	0	20	17.00	63.00

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



49001 ELVIS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,764
TOTAL MARKET OB/XF VALUE	3,445
TOTAL LAND VALUE - MARKET	367,830
TOTAL MARKET VALUE	140,913
SOH/AGL Deduction	44,887
ASSESSED VALUE	96,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,026
TOTAL JUST VALUE	448,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1485	6/22/2005	QC	Q	V	01	100
GRANTOR: LIBBY CLINTON WAYNE						
GRANTEE: LIBBY CLINTON WAYNE						
1282/1912	12/22/2004	QC	U	I	07	100
GRANTOR: LIBBY JUANITA D &						
GRANTEE: LIBBY CLINTON WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S24 UOP=[YR=2010] S5 E44 N5 W44$ E44 N24$.

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
1	0350	CARPORT WD	0	0	28	19	532.00	SF	13.00	13.00	100	1991	1991	3	20	1,383	
2	0810	CONCRETE A	0	0	0	0	332.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,284	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	1991	1991	3	20	510	
4	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	2005	2005	3	84	268	

LAND DESCRIPTION

TOTAL OB/XF 3,445

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	390.00	390.00	5,460							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.98	AC		1.00	1.00	1.00	525.00	525.00	8,914							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.98	AC		1.00	1.00	1.00	8,500.00	8,500.00	322,830							

REVIEW DATE 05/12/2020 BY KBA Total Acres: 38.98 Total Land Value: 60,704 Market: 322,830 Agricultural: 15,704 Common: 45,000 PRINTED 07/30/2025 BY SYS