PT OF LOT 58
IN OR 2059/1007
CORNWALL SURVEY

ENGLISH HEATHER L
1351 MIDDLE SCHOOL RD
KINGSLAND, GA 31548

**2025**

**33-4N-23-2020-0058-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

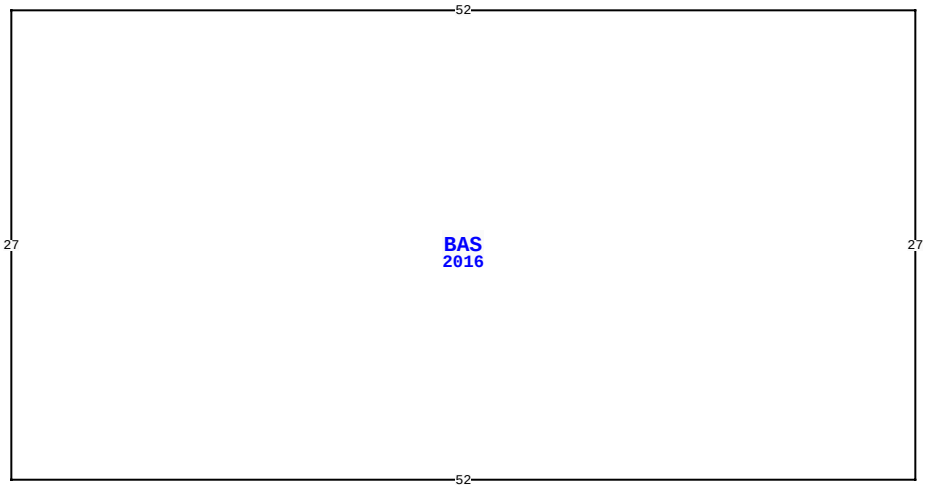
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | 2016 | 1,404 | 111,511 |
| TOTALS | 1,404 | | | 1,404 | 111,511 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 116.8000 | 99.28 | 139,389 | 2016 | 2016 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr




17286 LILLER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 111,511 |
| TOTAL MARKET OB/XF VALUE | 3,214 |
| TOTAL LAND VALUE - MARKET | 83,650 |
| TOTAL MARKET VALUE | 198,375 |
| SOH/AGL Deduction | 19,352 |
| ASSESSED VALUE | 179,023 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 179,023 |
| TOTAL JUST VALUE | 198,375 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 179,680 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH165764 | CO ISSUED | 0 | 08/23/2016 |
| MH165764 | MH MOVE-ON | 0 | 08/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2059/1007 | 7/06/2016 | WD | Q | I | 01 | 36,000 |
| GRANTOR: SHEILDS SUSAN ELIZABE | | | | | | |
| GRANTEE: ENGLISH ROBERT E & | | | | | | |
| 1803/0753 | 7/20/2012 | QC | U | I | 11 | 100 |
| GRANTOR: SULLIVAN SUSAN E | | | | | | |
| GRANTEE: SULLIVAN SUSAN E & | | | | | | |

## BUILDING NOTES

## 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 | 0810 | CONCRETE A | 0 | 0 | 28 | 12 | 336.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,594 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 30 | 10 | 300.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 36 | 1,620 | |

## BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 3,214

| 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 | 0005 | OR | 0.00 | 0.00 | 2.39 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 83,650 | | | | | | | |

REVIEW DATE 10/16/2020 BY TWA Total Acres: 2.39 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 07/30/2025 BY SYS