

IN OR 1543/1224
FPL ESMT IN OR 324/175
ESMT OR 1861/1313

JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401

2025

38-2N-27-0000-0014-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3600	CAMPS

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

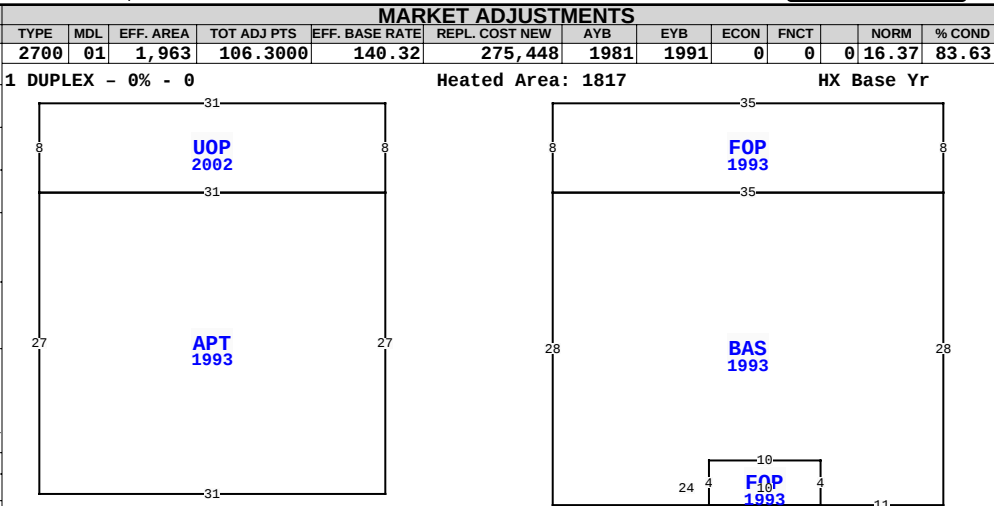
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	837	100	1993	837	98,222
BAS	980	100	1993	980	115,003
FOP	40	30	1993	12	1,408
FOP	280	30	1993	84	9,857
UOP	248	20	2002	50	5,867

TOTALS	2,385			1,963	230,357
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	
2	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	
3	0811	CONCRETE B	0	0	0	0	730.00	SF	5.20	5.20	
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	337.50	337.50	
6	2810	MH SPACE	0	0	0	0	36.00	SF	2,400.00	2,400.00	
7	4950	BOLLARD	0	0	0	0	35.00	UT	100.00	100.00	
8	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	
9	0803	ASPHALT C	0	0	0	0	10,340.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002820	C	RV PARK	0		OR	0.00	0.00	87,120.00	SF	1.00

REVIEW DATE	08/16/2021	BY	KKX
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463516 SR 200, YULEE

BLD DATE	08/16/2021	KKX	LGL DATE	
XF DATE	08/16/2021	KKX	LAND DATE	
INC DATE			AG DATE	

04/25/2025 DC

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		386,309	
TOTAL MARKET OB/XF VALUE		107,801	
TOTAL LAND VALUE - MARKET		435,600	
TOTAL MARKET VALUE		929,710	
SOH/AGL Deduction		32,484	
ASSESSED VALUE		897,226	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		897,226	
TOTAL JUST VALUE		929,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		830,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009068	REPAIR/RRF	6,000	11/12/2018
M026397	REMODEL	0	10/01/2002
5928	NEW CONSTR	6,990	08/17/1989
6141	NEW CONSTR	150	08/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1224	12/31/2007	WD	U	I	12	1,000,000
GRANTOR: MACTAC INC						
GRANTEE: JMA PROPERTIES LLC						
1042/0728	3/07/2002	WD	U	I		225,000
GRANTOR: YOUNGBLOOD NORINE L						
GRANTEE: MACTAC INC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2002] W31 S8 APT=[YR=1993] S27 E31 N27 W31 \$ E31 N8 \$ PTR= E15 FOP=[YR=1993] E35 S8 BAS=[YR=1993] S28 W11 FOP=[YR=1993] N4 W10 S4 E10 \$ W24 N28 E35 \$ W35 N8 \$ W15 \$.											

TOTAL OB/XF											
107,801											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002820	C	RV PARK	0		OR	0.00	0.00	87,120.00	SF	1.00

Market:	0	Agricultural:	0	Common:	435,600	PRINTED 07/30/2025 BY SYS
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**JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401**

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[illegible]

**JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401**

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BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10004 WOOD TRUSS 10003 COMP SHNGL 10004 PLYWOOD 10007 CORK/VTILE 10002 F.NOT SUS 10001 NONE 10002 CONVECTION 1000 10002 WOOD FRAME 1008 1001 1001. 1000 10000 NONE 10003 Quality Level 033600 CAMPSMAP NUMMKT AREA04NEIGHBORHOOD/LOC4002.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS16810019931688,753FOP3630199311573UST184020027365TOTALS2221869,691

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND17010418668.040095.6017,7821989198900045.5054.50

3 OFFICE - 0% - 0Heated Area: 168HX Base Yr

FOP
1993BAS
1993ST
2002

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDRG MKT VAL386,309TOTAL MKT OB/XF VAL107,801TOTAL LAND VAL - MKT435,600TOTAL MKT VAL929,710SOH/AGL Deduction32,484ASSESSED VAL897,226TOTAL EXEMPTION VAL0BASE TAXABLE VAL897,226TOTAL JUST VAL929,710NCON VAL0INCOME VALPREVIOUS YEAR MKT VAL830,258

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1543/122412/31/2007WD U I I121,000,000GRANTOR: MACTAC INCGRANTEE: JMA PROPERTIES LLC1042/07283/07/2002WD U I I225,000GRANTOR: YOUNGBLOOD NORINE LGRANTEE: MACTAC INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W3S12E3 N12\$S12E14 N1UST=[YR=2002] E3N6W3S6 \$N11\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE08/16/2021BY KKKTotal Acres: 1.92Total Land Value: 435,600Market: 0Agricultural: 0Common: 435,600PRINTED 07/30/2025 BY SYS