IN OR 2754/373
EX R/W CASE 01-351CA

CHARLES H JONES FAMILY FOUNDATION INC
3330 NORTHSIDE DR
MACON, GA 21310-1802

2025

39-2N-26-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,111,687
TOTAL MARKET VALUE	4,111,687
SOH/AGL Deduction	0
ASSESSED VALUE	4,111,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,111,687
TOTAL JUST VALUE	4,111,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,692,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/373	12/02/2024	SW	U	V	11	100
GRANTOR: RIVER STREET CORNERS						
GRANTEE: CHARLES H JONES FAM						
2601/1610	11/07/2022	PR	U	V	19	100
GRANTOR: JONES DWIGHT C P/R OF						
GRANTEE: RIVER STREET CORNER						

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	0004	CHT	237.00	300.00	838,530.00	SF		1.00	1.00	0.70	7.00	4.90	4,108,797							
2	009630	C	SWAMP	0		CHT	0.00	0.00	5.78	AC		1.00	1.00	1.00	500.00	500.00	2,890							

REVIEW DATE 05/09/2025 BY DC Total Acres: 25.03 Total Land Value: 4,111,687 Market: 0 Agricultural: 0 Common: 4,111,687 PRINTED 07/30/2025 BY SYS