PARCELS 2 & 2-1
IN OR 2028/1485
R672969

BAILEY FAMILY REAL PROPERTY LP
419 HOUSTON OAKS DRIVE
SAVANNAH, GA 31419

2025

40-3N-23-0000-0002-0000

BUILDING CHARACTERISTICS

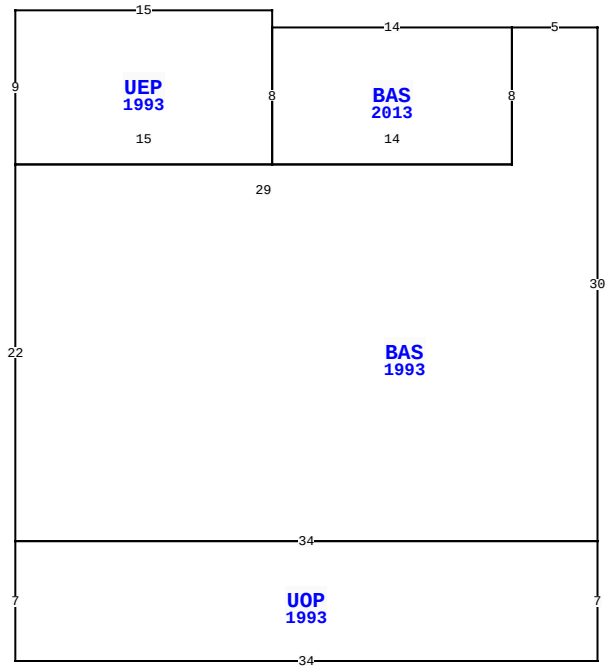
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	788	100	1993	788	28,762
BAS	112	100	2013	112	4,088
UEP	135	60	1993	81	2,957
UOP	238	20	1993	48	1,752
TOTALS	1,273			1,029	37,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,029	73.0000	73.00	75,117	1913	1913	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 900 HX Base Yr



727 VARNES RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,558
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	339,558
SOH/AGL Deduction	128,626
ASSESSED VALUE	210,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,932
TOTAL JUST VALUE	339,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/1485	2/12/2016	WD	Q	I	02	125,000
GRANTOR: VARNES JAMES E & ASHL						
GRANTEE: BAILEY FAMILY REAL						
2028/1483	1/25/2016	WD	U	I	11	100
GRANTOR: SMITH MARILYN M FKA M						
GRANTEE: BAILEY FAMILY REAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 BAS=[YR=2013] W14 UEP=[YR=1993] N1 W15 S9 E15 N8$ S8 E14 N8$ S8 W29 S22 UOP=[YR=1993] S7 E34 N7 W34$ E34 N30$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 20.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/30/2025 BY SYS