LOT 5 (EX 5-1)
IN OR 1571/1040
STATEMENT PT OR 1793/1690

BRISTOL GREGORY R
102 GRACE STREET EXT
SCREVEN, GA 31560

2025

41-4N-23-1512-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

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

YELLOW OAK CT, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,370
TOTAL MARKET VALUE	116,370
SOH/AGL Deduction	15,119
ASSESSED VALUE	101,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,251
TOTAL JUST VALUE	116,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1040	6/12/2008	WD	Q	V		165,000
GRANTOR: NYE KENNETH W & SHERR						
GRANTEE: BRISTOL GREGORY R						
1216/0711	3/18/2004	WD	Q	V		167,500
GRANTOR: TIBSEN & FAIR INC						
GRANTEE: NYE KENNETH W & SHE						

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	000100	C	RES	0	0006	OR	0.00	0.00	5.66	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,370							
2	009600	C	WASTELAND	0		OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 8.06 Total Land Value: 116,370 Market: 0 Agricultural: 0 Common: 116,370 PRINTED 07/30/2025 BY SYS