IN OR 1524/1841

GILYARD LILLIAN EST/GILYARD FANNIE
6420 LANTERN RIDGE
HOSCHTON, GA 30548

2025

42-2N-27-0000-0026-0010

BUILDING CHARACTERISTICS

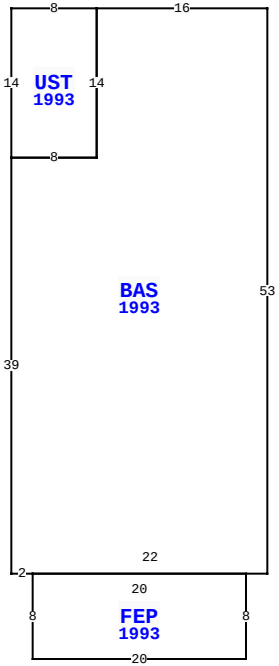
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	92,591
FEP	160	80	1993	128	10,217
UST	112	45	1993	50	3,991
TOTALS	1,432			1,338	106,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	110.8640	110.86	148,331	1930	1950	0	0	0	28.00	72.00

1 SINGLE FAM – 0% - 0 Heated Area: 1160 HX Base Yr



86478 PINEWOOD DR, YULEE

BLD DATE	05/08/2008 KJ J	LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	106,798
TOTAL MARKET OB/XF VALUE	148
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	166,946
SOH/AGL Deduction	21,197
ASSESSED VALUE	145,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,749
TOTAL JUST VALUE	166,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1841	9/13/2007	QC	Q	I	01	100
GRANTOR: GILYARD GEORGE EST						
GRANTEE: GILYARD FANNIE & LI						
0011/0570	8/20/1910	WD	Q	V	06	100
GRANTOR: JOHNSON ELIZA J						
GRANTEE: GILLIARD JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] W8 S14 E8 N14$ S14 W8 S39 E2
FEP=[YR=1993] S8 E20 N8 W20$ E22 N53$.

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	19	4	76.00	SF	6.50	6.50	100	1980	1980	3	30	148	

LAND DESCRIPTION

TOTAL OB/XF 148

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		RM	232.00	110.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS