LOTS 1 2 & 3 OR 416/213
EX R/W IN OR 204/275
DAVIS ESTATE HEIGHTS PB 5/15

GILYARD FANNIE M
6420 LANTERN RIDGE
HOSCHTON, GA 30548

2025

42-2N-27-4310-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

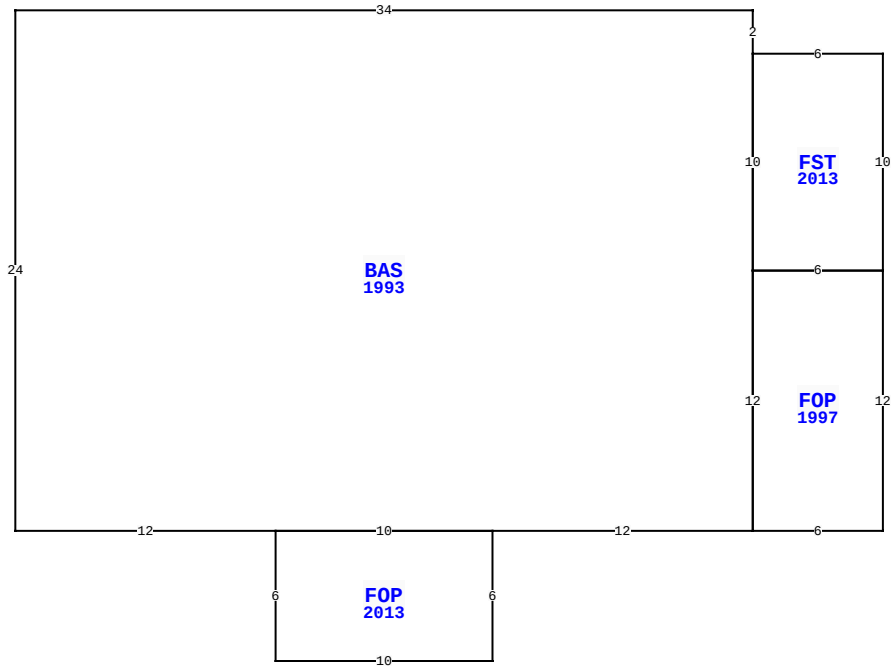
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	77,553
FOP	72	30	1997	22	2,091
FOP	60	30	2013	18	1,711
FST	60	55	2013	33	3,136
TOTALS	1,008			889	84,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	108.0000	108.00	96,012	1963	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 0 Heated Area: 816 HX Base Yr



463313 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	84,491
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	264,491
SOH/AGL Deduction	52,646
ASSESSED VALUE	211,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,845
TOTAL JUST VALUE	264,491
NCON VALUE	26,368
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,842

FULL REMODEL/ CABINETS, FLOORING, KITCHEN + BATHRO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016350	FULL REMODEL/ CAB	75,000	12/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0416/0213	3/01/1984	FS	U	I		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W34 S24 E12 E10 E12 N12 N10 N2 $
FOP=[YR=1997;ORIG=0,24] E6 N12 W6 S12 $
FOP=[YR=2013;ORIG=-22,24] S6 E10 N6 W10 $
FST=[YR=2013;ORIG=6,12] N10 W6 S10 E6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	RSF-	2275.00	72.00	3.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	180,000							

REVIEW DATE 06/03/2024 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS