

CONROY RONALD & MARIE
2044 URSULINE WAY
ACWORTH, GA 30101

43-3N-28-509A-0014-0000

REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 14
IN OR 2308/870
ESMT OR 1302/672

CONROY RONALD & MARIE
2044 URSULINE WAY
ACWORTH, GA 30101

2025

43-3N-28-509A-0014-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 2 of 2																						
Exterior Wall	05	AVERAGE 100	6500	01	1,204	67.8930	25.12	30,244	1980	2005	0	0	28.00	72.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	3 GARAGE RES - 0% - 0 Heated Area: 1204 HX Base Yr												VALUATION BY										STANDARD												
Roof Cover	03	COMP SHNGL 100													Tax Group: 4										Tax Dist:												
Interior Wall	01	MINIMUM 100													BUILDING MARKET VALUE										428,924												
Interior Floo	03	CONC FINSH 100													TOTAL MARKET OB/XF VALUE										27,619												
Air Condition	01	NONE 100													TOTAL LAND VALUE - MARKET										520,000												
Heating Type	01	NONE 100	TOTAL MARKET VALUE										976,543																								
Bedrooms	0	100	SOH/AGL Deduction										184,041																								
Bathrooms	0	100	ASSESSED VALUE										792,502																								
Frame	02	WOOD FRAME 100	TOTAL EXEMPTION VALUE										0																								
Stories	1.	1. 100	BASE TAXABLE VALUE										792,502																								
Units	0	100	TOTAL JUST VALUE										976,543																								
Occupancy	00	NONE 100	NCON VALUE										0																								
20 29 29 26 26 24 2 2 2 2 BAS 2016															INCOME VALUE										0												
															PREVIOUS YEAR MKT VALUE										783,702												
Quality		04	Quality Level 04																																		
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA		04																															
NEIGHBORHOOD/LOC		4032.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,204	100	2016	1,204	21,776																																
TOTALS		1,204		1,204	21,776																																
EXTRA FEATURES						97261 BLACKBEARDS WAY, YULEE																															
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																					
																		BLD DATE										LGL DATE									
																		XF DATE										LAND DATE									
																		INC DATE										AG DATE									
																												04/08/2025 MLU									
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
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