PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 2513/927 & OR 10/200

JACKSON DANNY/WALTHOUR ORA LEE
8292 REGENT ST
JONESBORO, GA 30238

2025

44-2N-27-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

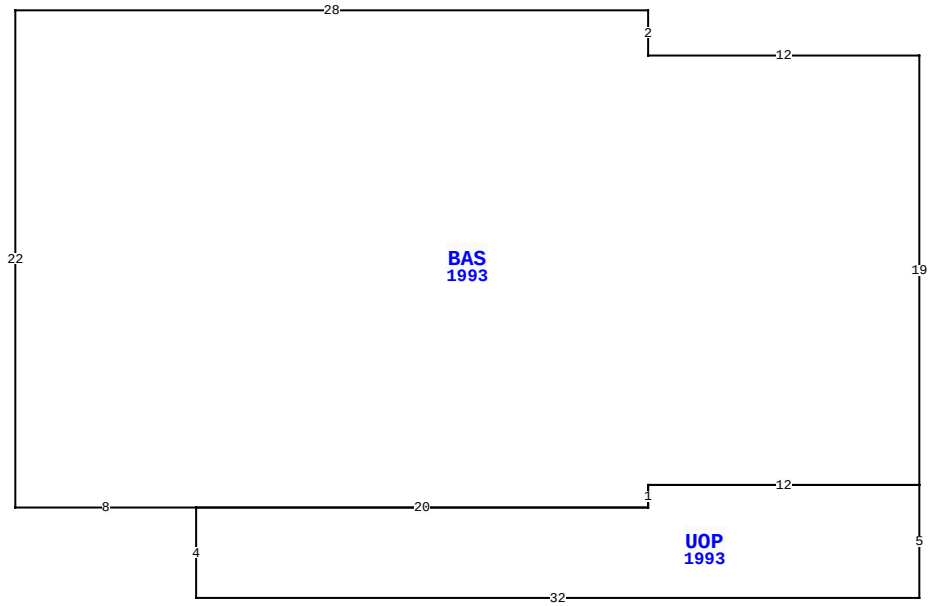
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	844	100	1993	844	60,201
UOP	140	20	1993	28	1,997
TOTALS	984			872	62,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	872	110.1600	110.16	96,060	1960	1960	0	0	0	35.25	64.75

1 SINGLE FAM – 0% - 0 Heated Area: 844 HX Base Yr



462984 SR 200, YULEE

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

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	0	0	120.00	SF	6.50	6.50	100	1996	1996	3	70	546	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,199
TOTAL MARKET OB/XF VALUE	546
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	110,745
SOH/AGL Deduction	34,510
ASSESSED VALUE	76,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,235
TOTAL JUST VALUE	110,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003338	DEMO SFR BY MACHI	4,000	04/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0927	9/30/2021	QC	U	I	11	100
GRANTOR: JEAN LAVENCIA						
GRANTEE: WALTHOUR ORA LEE						
1275/0703	11/19/2004	QC	Q	I	06	100
GRANTOR: SMALL JESSIE MAE L/E						
GRANTEE: SMALL JESSIE MAE ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N2 W28 S22 E8 UOP=[YR=1993] S4 E32 N5 W12 S1 W20 $ E20 N1 E12 N19$.

LAND DESCRIPTION

TOTAL OB/XF 546

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	80.00	106.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 06/09/2025 BY KW Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS