

PORTER REGINA KAY
181 CARTER LN
RAY CITY, GA 31645

45-2N-28-5220-000K-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 2	4
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE						463,346		
TOTAL MARKET OB/XF VALUE						28,662		
TOTAL LAND VALUE - MARKET						600,000		
TOTAL MARKET VALUE						1,092,008		
SOH/AGL Deduction						0		
ASSESSED VALUE						1,092,008		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						1,092,008		
TOTAL JUST VALUE						1,092,008		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						713,574		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
B240009068			BATH REMODEL			15,000		08/02/2024
B23000			XFOB			7,271		11/01/2009
B0311198			NEW CONSTR			220,000		05/29/2003
6459			CHNGE SRVC			0		01/26/1990
7173			MH MOVE-ON			16,859		03/09/1988
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/255		8/09/2024		WD	Q	I	02	1,250,000
GRANTOR: MCKENDREE GERALD THOM								
GRANTEE: PORTER REGINA KAY								
1710/1400		11/22/2010		WD	U	I	30	92,000
GRANTOR: MCKENDREE BARBARA JEA								
GRANTEE: MCKENDREE GERALD TH								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2003] W15 FOP=[YR=2003] W31 S8 E31 N8\$ S8 W31 N8 W26 S36 E5 FGR=[YR=2003] S26 E25 N18 FOP=[YR=2003] E13 N4 W13 S4\$ N8 W25\$ E25 S4 E13 S6 E12 N2 E17 N44\$ PTR=E15 FUS=[YR=2003] E10 S26 W10 N26\$ W15\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000								
Common: 600,000 PRINTED 07/30/2025 BY SYS								

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4						
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
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