PT OF SEC 45-3N-28E
IN OR 2542/217

CHALLY JONATHAN R & JEANNA
4290 VALLEY TRAIL DR SE
ATLANTA, GA 30339

2025

45-3N-28-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OPAL AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	193,120
TOTAL MARKET VALUE	193,120
SOH/AGL Deduction	0
ASSESSED VALUE	193,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,120
TOTAL JUST VALUE	193,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000628	DETACHED GARAGET-	187,884	01/18/2024
B240000620	NEW SFR T-6865 H-	839,843	01/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0217	2/25/2022	WD	Q	V	01	225,000
GRANTOR: BAKER ANNA JO						
GRANTEE: CHALLY JONATHAN R &						
2453/0423	2/10/2021	SW	U	I	11	100
GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: BAKER ANNA JO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	135,000.00	135,000.00	193,050							
2	009500	C	SUBMERGED	0		RSF-1	0.00	0.00	2.80	AC		1.00	1.00	1.00	25.00	25.00	70							

REVIEW DATE 07/10/2025 BY TW Total Acres: 4.23 Total Land Value: 193,120 Market: 0 Agricultural: 0 Common: 193,120 PRINTED 07/30/2025 BY SYS