PT OR 789 PG 479

BURNEY W H SR & DORIS T
217 SOMERSET CIR
WOODSTOCK, GA 30189-7903

2025

55-3N-27-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

OFF TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2023 DC
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	2,860
TOTAL MARKET VALUE	543
SOH/AGL Deduction	0
ASSESSED VALUE	543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543
TOTAL JUST VALUE	2,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0479	4/03/1997	WD	U	I	09	53,000
GRANTOR: BURNEY W H JR & NANCY						
GRANTEE: BURNEY W H SR & DOR						
0546/0837	6/29/1988	WD	U	I	07	100
GRANTOR: BURNEY W H SR						
GRANTEE: BURNEY W H JR						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	190.00	190.00	543							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,860							

REVIEW DATE 07/28/2023 **BY** DC Total Acres: 2.86 Total Land Value: 543 Market: 2,860 Agricultural: 543 Common: 0 **PRINTED** 07/30/2025 BY SYS