

DRAWDY JON A & PAULA L
2815 MIDWAY CHURCH RD
BLACKSHEAR, GA 31516

00-00-31-126B-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories Units	02	WOOD FRAME 100 2. 100 0 100			
BUD8 Adjustme Occupancy	02	DIST FB 100 00 NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		1056.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	115,107
FOP	192	30	1993	58	8,181
FUS	1,008	100	1993	1,008	142,192
UCP	180	20	1993	36	5,078
UOP	90	20	1993	18	2,539
USP	180	30	1993	54	7,618
TOTALS	2,466			1,990	280,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,990	109.4170	152.09	302,659	1963	2010	0	0	7.25	92.75

1 SNGL FAM 0% - 0 Heated Area: 1824 HX Base Yr

24

34

34

24

18

18

8

8

24

10

10

24

BAS
1993

UCP
1993

FOP
1993

24

42

24

6

15

15

6

24

10

10

24

FUS
1993

UOP
1993

USP
1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	280,716
TOTAL MARKET OB/XF VALUE	158
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	605,874
SOH/AGL Deduction	0
ASSESSED VALUE	605,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605,874
TOTAL JUST VALUE	605,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,587

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1925	12/13/2019	WD	Q	I	01	520,000

GRANTOR: GIBSON JOHN III & CHA
GRANTEE: DRAWDY JON A & PAUL
1219/1840 4/05/2004 WD U I 18 100
GRANTOR: GIBSON JOHN JR & COLL
GRANTEE: GIBSON JOHN III ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S34 FOP=[YR=1993] S8 E24 UCP=[YR=1993] E10 N18 W10 S18\$ N8 W24\$ E24 N34\$ PTR=E30 FUS=[YR=1993] E24 S24 USP=[YR=1993] E10 S18 W10 N18\$ S18 W24 UOP=[YR=1993] W6 N15 E6 S15\$ N42\$ W30\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	00006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

EXTRA FEATURES

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
2	1242	WD DECK A	0	0	0	79.00	SF	10.00	10.00	100	1997	1997	3	20	158	

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000

PRINTED 07/09/2026 BY SYS