

LOT 10 F/N/A S-3 OF LOT 28
IN OR 2197/906
FIRST COAST ESTATES PB 5/205

WEST JENLEE DELVIA/
1022 LYNN DRIVE
WAYCROSS, GA 31503

2026

00-00-31-127A-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	14 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1100 STORES, 1 STORY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	121	100	1993	121	9,432
BAS	2,876	100	1993	2,876	224,184
CAN	255	30	1993	76	5,924
FST	2,103	50	1993	1,052	82,004

TOTALS	5,355			4,125	321,544
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00
2	0400	CONC CURB	0	0	0	0	145.00	LF	15.00
3	6001	ROLLUP DR	0	0	10	10	1.00	UT	400.00
4	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50
5	0810	CONCRETE A	0	0	5	20	100.00	SF	6.50
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00
7	0803	ASPHALT C	0	0	0	0	22,093.00	SF	2.00
8	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-1	110.00	306.00	33,660.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	4,125	105.3381	155.90	643,088	1988	1988		0	0	50.00	50.00	
1 RETAILSTOR 0% - 0 Heated Area: 2997 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	DC

TOTAL OB/XF 27,109													
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
100	1988	1988	3	60	135								
100	1988	1988	3	60	1,305								
100	1988	1988	3	20	80								
100	1988	1988	3	49.5	322								
100	1988	1988	3	49.5	322								
100	1988	1988	3	100	200								
100	2006	2006	3	54	23,860								
50	2007	2007	3	36	21								
100	2006	2006	3	64	864								

TOTAL OB/XF 27,109													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES					
SF		1.00	1.00	1.00	15.00	15.00	504,900						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		321,544	
TOTAL MARKET OB/XF VALUE		27,109	
TOTAL LAND VALUE - MARKET		504,900	
TOTAL MARKET VALUE		853,553	
SOH/AGL Deduction		140,688	
ASSESSED VALUE		712,865	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		712,865	
TOTAL JUST VALUE		853,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		764,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161435	CHANGEOUT AC UNIT	4,493	05/01/2016
20081818	SIGN	3,700	12/16/2008
20081819	ELEC OTHER	100	12/16/2008
4623	NEW CONSTR	127,590	01/13/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2197/0906	4/27/2018	WD U	I	19		100	
GRANTOR: WEST GARY NORWODD EXE							
GRANTEE: WEST JENLEE DELVIA							
0530/0448	11/04/1987	WD Q	V			75,000	
GRANTOR: BRANDON & STUBBS							
GRANTEE: WEST JAMES N							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FST=[YR=1993] W51 S33 AOF=[YR=1993] S11 BAS=[YR=1993] S56 CAN=[YR=1993] S5 E51 N5 W51 \$ E51 N56 W36N5W4S5W11 \$ E11 N11W11 \$ E11 S6E4S5E36 N44 \$.													