

GRAY LEON & LORINDA
1641 FLYING HAWK RD
NICHOLLS, GA 31554

00-00-31-1800-0310-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 90
Exterior Wall10ABOVE AVG 10
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor12HARDWOOD 70
Interior Floor14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms1 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
BUD8 Adjustme Occupancy05DIST 1A 100
00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2016.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE
BAS935100199393592,366
DCK301019933296
FCP275251993696,817
PTO30519932197
STR12101993199
STR181019932197
UST40451993181,779
TOTALES1,3401,030101,751

TOTAL OB/XF0

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 170,000Market: 0Agricultural: 0Common: 170,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND
0100011,030128.7090135.14139,194196419850026.9073.10

1 SINGLE FAM 0% - 0Heated Area: 935HX Base Yr

Floor Plan Diagram:
Basement (BAS) 1993: Dimensions include 25' x 11', 10' x 9', 13' x 5'.
First Floor (FCP) 1993: Dimensions include 25' x 11'.
Second Floor (UST) 1993: Dimensions include 8' x 5'.
Third Floor (PTO) 1993: Dimensions include 8' x 5'.
Fourth Floor (STR) 1993: Dimensions include 3' x 3'.
Overall dimensions are approximately 25 feet wide by 29 feet deep.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE101,751
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET170,000
TOTAL MARKET VALUE271,751
SOH/AGL Deduction93,889
ASSESSED VALUE177,862
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE177,862
TOTAL JUST VALUE271,751
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE209,786

Sales Data:

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE PRICE
1988/02776/24/2015WDQI01140,000
GRANTOR: BLAKE FRANK & JANET
GRANTEE: GRAY LEON & LORINDA
1841/10292/21/2013WDQI0255,000
GRANTOR: REILLY MARDIE E
GRANTEE: BLAKE FRANK & JANET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UST=[YR=1993] W8 S5 E8N5 \$ S5 W8 N5 W9
PTO=[YR=1993] N6W8S6E1 STR=[YR=1993] E6N3W6S3\$ N3E6S3E1\$ W9
FCP=[YR=1993] W11S25E11N25\$ S25E10 DCK=[YR=1993] S5E1
STR=[YR=1993] S3E4N3W4\$ E5N5W6\$ E29N25\$.