CASE #45-2012-CP-000120
OR 1825/790
ESMT IN OR 2763/1841

WATSON JAMES RICHARD
16960 US HWY 17
TOWNSEND, GA 31331

2026

03-1N-25-0000-0001-0470

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

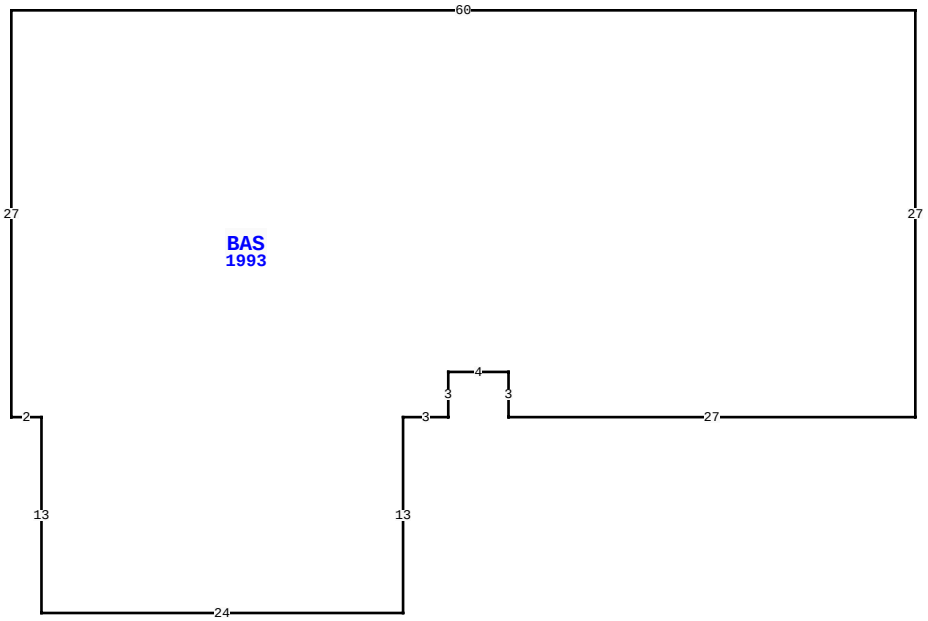
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	59,927
TOTALS	1,920			1,920	59,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	115.6000	104.04	199,757	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1920 HX Base Yr



44485 LEE DR, CALLAHAN

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

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
1	1242	WD DECK A	0	0	0	0	960.00	SF	10.00	10.00	100	1993	1993	3	20	1,920	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
3	0751	UOP	0	0	10	7	70.00	SF	10.00	10.00	100	2000	2000	3	26	182	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	18.30	18.30	100	2000	2000	3	20	468	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	59,927
TOTAL MARKET OB/XF VALUE	3,970
TOTAL LAND VALUE - MARKET	99,500
TOTAL MARKET VALUE	163,397
SOH/AGL Deduction	17,563
ASSESSED VALUE	145,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,834
TOTAL JUST VALUE	163,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/1013	10/12/2025	FJ	U	I	11	0
GRANTOR: WATSON MARY ANN						
GRANTEE: LEGARE JAMES EDWARD						
1825/790	11/15/2012	FJ	U	I	11	0
GRANTOR: WATSON MARY ANN EST						
GRANTEE: WATSON JAMES RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E2 S13 E24 N13 E3 N3 E4 S3 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,970

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	000100	C	RES	0	0007	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	50,000.00	50,000.00	99,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.99 Total Land Value: 99,500 Market: 0 Agricultural: 0 Common: 99,500 PRINTED 07/09/2026 BY SYS