

BLOCK 1 WLY 260 FT OF LOT 2
& PAR 28-1 OF SEC 9 &
PAR 8-1 SEC 16

PINE TREE APARTMENTS LTD/
PO BOX 13526
MACON, GA 31208

2026

08-3N-24-2380-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	4	100
BUD8 Adjustme	03	DIST HI 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	1993	2,712	107,113
FOP	100	30	1993	30	1,185
FOP	100	30	1993	30	1,185
FOP	125	30	1993	38	1,501
FOP	125	30	1993	38	1,501

TOTALS	3,162			2,848	112,484
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	48,027.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	10,034.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	2,498.00	LF	15.00	15.00	
4	1127	BRICK 8"	0	0	0	0	792.00	SF	11.00	11.00	
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	
6	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	
7	0424	CL FNC 6'	0	0	0	0	1,101.00	LF	20.00	20.00	
8	0463	FENCE GATE	0	0	0	0	13.00	UT	300.00	300.00	
9	0425	CL FNC 8'	0	0	0	0	78.00	LF	10.65	10.65	
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000300	C	MULTI-FAMILY	0	0004	C-1	0.00	0.00	44.00	UT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0301	03	2,848	113.6720	100.32	285,711	1981	1981	30	0	0	30.63	39.37	
1 APARTMENT 0% - 0 Heated Area: 2712 HX Base Yr													

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE			LAND DATE	02/05/2026
INC DATE	05/13/2026	DG	AG DATE	
37083 PINE TREE DR, HILLIARD				
TOTAL OB/XF 117,176				

TOTAL OB/XF 117,176													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000300	C	MULTI-FAMILY	0	0004	C-1	0.00	0.00	44.00	UT		1.00	0.75

NASSAU COUNTY PROPERTY			
PAGE 1 of 12			3
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,846,372	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,943,549	
SOH/AGL Deduction		204,855	
ASSESSED VALUE		1,738,694	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,738,694	
TOTAL JUST VALUE		1,943,549	
NCON VALUE		0	
INCOME VALUE		1943549	
PREVIOUS YEAR MKT VALUE		1,625,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220215	XFOB	0	07/07/2022
20140157	REPAIR/RRF	0	12/16/2014
0510334	MECH OTHER	0	10/14/2005
01-0826	CHNGE SRVC	375	01/08/2001
0416	REPAIR/RRF	25,200	12/17/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0317/0755	7/11/1980	WD U	I	11	
GRANTOR: KRAUSE FLORENCE D					
GRANTEE: PINE TREE APARTMENT					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W13 FOP=[YR=1993] W25 S4 E25 N4 \$ S4 W25 N4 W26 FOP=[YR=1993] W25 S4 E25 N4 \$ S4 W25 N4 W13 S31 E13 FOP=[YR=1993] E25 N5 W25 S5 \$ N5 E25 S5 E26 FOP=[YR=1993] E25 N5 W25 S5 \$ N5 E25 S5 E13 N31 \$.					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 12									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	DIRECT_CAP													
Exterior Wall	19	0301	03	3,357	113.3600	100.04	335,834	1981	1981	30	0	0	29.25	40.75	Tax Group: 3	Tax Dist:													
Exterior Wall	05	4 APARTMENT 0% - 0										Heated Area: 3222					HX Base Yr												
Roof Structure	03	12										26					12												
Roof Cover	03	4										4					4												
Interior Wall	05	12										26					12												
Interior Floor	14	4										4					4												
Interior Floor	07	32										32																	
Air Condition	03	13										26					13												
Heating Type	04	5										25					5												
Bedrooms		25										26					25												
Bathrooms		13										26					13												
Frame	02	BAS 1993																											
Story Height		FOP 1993																											
RMS		FOP 1993																											
Units		FOP 1993																											
BUD8 Adjustme	03	FOP 1993																											
Quality 03 Quality Level 03																													
DOR CODE 0300MULTI-FAMILY																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 6001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,222	100	1993	3,222	131,349																								
FOP	48	30	1993	14	571																								
FOP	48	30	1993	14	571																								
FOP	104	30	1993	31	1,264																								
FOP	125	30	1993	38	1,549																								
FOP	125	30	1993	38	1,549																								
TOTALS 3,672 3,357 136,852																													
EXTRA FEATURES 37083 PINE TREE DR, HILLIARD																													
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														

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REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 97,177 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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